



The Town of Hilton Head Island Regular Town Council Meeting

Tuesday, May 17, 2011

4:00 P.M.

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pages During
the Town Council Meeting

- 1) **Call to Order**
- 2) **Pledge to the Flag**
- 3) **Invocation**
- 4) **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.
- 5) **Proclamations and Commendations**
 - a. Foster Care Month
- 6) **Approval of Minutes**
 - a. Regular Town Council Meeting – May 3, 2011
 - b. Budget Workshop – May 3, 2011
 - c. Budget Workshop – May 5, 2011
 - d. Budget Workshop – May 10, 2011
- 7) **Report of the Town Manager**
 - a. Town Manager's Items of Interest
 - b. Recycling Update – Scott Liggett
 - c. May, 2011 Policy Agenda, Management Targets and CIP Updates
- 8) **Reports from Members of Council**
 - a. General Reports from Council
 - b. Report of the Intergovernmental Relations Committee – George Williams, Chairman
 - c. Report of the Personnel Committee – Lee Edwards, Chairman
 - d. Report of the Planning & Development Standards Committee – Ken Heitzke, Acting Chairman
 - e. Report of the Public Facilities Committee – Kim Likins, Chairman
 - f. Report of the Public Safety Committee – Bill Harkins, Chairman
- 9) **Appearance by Citizens**
- 10) **Unfinished Business**

None

11) New Business

a. First Reading of Proposed Ordinance No. 2011-07

First Reading of Proposed Ordinance No. 2011-07 to amend Title 16, "The Land Management Ordinance," of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 16-4-102, the Official Zoning Map with respect to those certain parcels identified as Parcels 161 and 166 on Beaufort County Tax Map 11, from OL (Office/Institutional Low Density) to the CC (Commercial Center) Zoning District; and providing for severability and an effective date.

b. Consideration of a Resolution

Consideration of a Resolution by the Town Council of the Town of Hilton Head Island denying the application for Zoning Map Amendment ZMA100007 which requests an amendment to Chapter 4 of Title 16, "The Land Management Ordinance" (LMO), of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 16-4-102, the Official Zoning Map with respect to the certain parcels identified as Parcel 161 and Parcel 166 on Beaufort County Tax Map 11 from OL (Office/Institutional Low Density) to the CC (Commercial Center) Zoning District.

12) Executive Session

a. Land Acquisition

13) Adjournment

Proclamation

***WHEREAS**, because children are our hope for the future and the promise of a better tomorrow, we must pledge to give all our children the love, support, encouragement, and opportunity they need to grow into healthy, responsible adults; and*

***WHEREAS**, Hilton Head Island's foster parents are at the forefront of fulfilling our vital responsibility to our county's most vulnerable children – numerous young people who, for a variety of reasons, can no longer live securely in their own homes; and*

***WHEREAS**, foster families donate their valuable time to ensure that they are trained with the proper skills to address the needs of the foster child, while allowing themselves to be monitored to ensure the highest quality care ; and*

***WHEREAS**, foster homes throughout the Town of Hilton Head Island serve as positive role models for the children in their care, opening their homes and hearts with care and love to offer guidance and a safe environment in which to grow and learn; and*

***WHEREAS**, the value of foster care as a temporary service that provides children and youth with a safe, stable and nurturing foster family until permanence can be achieved, warrants public recognition of the vital role that foster families have in helping children and families heal and reconnect and in helping launch children to successful adulthood.*

NOW, THEREFORE, I, Drew A. Laughlin, Mayor, of the Town of Hilton Head Island, South Carolina do hereby proclaim the month of May as

FOSTER CARE MONTH

in the Town of Hilton Head Island, South Carolina and I encourage all citizens to recognize and honor foster families throughout the Town of Hilton Head Island for their many contributions to the well-being of our children, and to work together to raise awareness of the needs of foster families and foster children throughout the State.

IN TESTIMONY WHEREOF**, I have hereunto set my hand and caused this seal of the Town of Hilton Head Island to be affixed this **Seventeenth day of May, in the Year of our Lord, Two Thousand and Eleven.



Drew A. Laughlin, Mayor

Attest:

*Victoria L. Pfannenschmidt
Acting Town Clerk*

THE TOWN OF HILTON HEAD ISLAND
REGULAR TOWN COUNCIL MEETING

Date: Tuesday, May 3, 2011

Time: 4:00 P.M.

Present from Town Council: Drew A. Laughlin, *Mayor*; Ken Heitzke, *Mayor Pro-Tem*; George Williams, Bill Harkins, Kim Likins, Lee Edwards, *Council Members*.

Absent from Town Council: Bill Ferguson, *Council Member*

Present from Town Staff: Stephen G. Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities*; Lavarn Lucas, *Fire Chief*; Nancy Gasen, *Director of Human Resources*; Tom Fultz, *Director of Administrative Services*; Susan Simmons, *Director of Finance*; Steven Markiw, *Deputy Director of Finance*; Jill Foster, *Deputy Director of Community Development*; Brian Hulbert, *Staff Attorney*; Brad Tadlock, *Deputy Fire Chief – Operations*; Ed Boring, *Deputy Fire Chief – Support Services*; David Cooler, *Administrative Battalion Chief*; Benton Waller, *Battalion Chief – Training*; Joheida Fister, *Fire Marshall*; Bruce Schultz, *Fire Lieutenant*; Bonnie Evans, *Senior Human Resources Administrator*; Jennifer Lyle, *Assistant Town Engineer*; Julian Walls, *Facilities Manager*; Teri Lewis, *LMO Official*; Shawn Colin, *Comprehensive Planning Manager*; Heather Colin, *Development Review Administrator*; Nicole Dixon, *Senior Planner*; Anne Cyran, *Senior Planner*; Sally Krebs, *Natural Resources Administrator*; Paul Rasch, *Emergency Management Coordinator*; Rene Phillips, *Website/Court Systems Administrator*; Numerous Members of Fire and Rescue; Vicki Pfannenschmidt, *Executive Assistant*

Present from Media: Tom Barton, *Island Packet*

1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 4:00 p.m.

2) PLEDGE TO THE FLAG

3) INVOCATION

4) 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.

5) Proclamations and Commendations

a. Emergency Medical Services Week

Several members of Fire and Rescue were on hand to accept the proclamation.

b. Bike Month

Marcy Benson, Senior Grants Administrator, David Zunker of the Chamber of Commerce and Frank Babel accepted the proclamation. Upon completion of the presentation of the proclamation, Mayor Laughlin gave the following statement:

“The Town of Hilton Head Island is thrilled to announce the League of American Bicyclists has recognized our island as a Bicycle Friendly Community. The rigorous application process was a true collaborative effort with community members, Town staff and the Chamber of Commerce. Being acknowledged as the first silver level South Carolina Bicycle Friendly Community is an honor and will encourage continued efforts to become more accommodating to bicyclists. Later this summer a special ceremony will be scheduled with representatives from the League of American Bicyclists to present this prestigious award and thank all those who have worked tirelessly to promote bicycling here on Hilton Head Island. “

c. Public Service Recognition Week

Accepting on behalf of volunteers were Mr. Jay Owen, an electrical engineer who has served on the Building Construction Board of Adjustments and Appeals for 17 years. He has the record for length of service in the same capacity and Mr. Willis (Bud) Shay, who is presently the Accommodations Tax Advisory Committee Chairperson. Mr. Shay is also past Chair of the Growth Management Task Force, Beach Renourishment Task Force and past member of the Planning Commission, Disaster Recovery Task Force and Mayor’s Task Force for the Future. He has a total of over 20 years of service as a volunteer for the Town of Hilton Head Island.

Representing and accepting on behalf of Town employees were Lieutenant Bruce Schultz, who has been a Hilton Head Island Fire and Rescue employee for over 27 years; and Sally Krebs, who serves as the Natural Resources Administrator for the Town of Hilton Head Island and has over 25 years of service.

6) Approval of Minutes

a. Regular Town Council Meeting – April 19, 2011

Mr. Heitzke moved to approve. Mr. Williams seconded. The minutes from the April 19, 2011 Town Council meeting were approved by a vote of 6-0.

7) Report of the Town Manager

a. Semi-Annual Report of the Disaster Recovery Commission, Ward Kirby, Chairman

Mr. Kirby provided Town Council with an update on the Disaster Recovery Commission activities for 2010.

b. Town Manager’s Items of Interest

Mr. Riley reported on some Items of Interest.

c. Financial Statements through March 31, 2011

Mr. Riley stated revenues have increased in some areas and stagnant in other areas but they remain within the projections. He said he would gladly answer any questions and reported Susan Simmons has returned to a half day status and Steven Markiw was on hand to answer questions. Mr. Williams asked questions concerning fund balances in the real estate transfer fees and real estate income noting the amounts were less than the payments due on bonds. Mr. Riley explained they would draw down on reserves as planned for the payments. He stated there would be some debt service for land acquisitions that will be rolling off next year and those funds will be needed to continue to pay the other debt service.

Mr. Harkins asked how the cost for the Accommodations Tax Recovery project related to the profits. Steven Markiw approached the dais and explained the costs incurred at this point are for postage. He stated they have combined the project with their normal audit cycle. He said they have not used much of the \$100,000 set aside for the project at this time and hope to utilize the existing resources and keep costs down.

8) Reports from Members of Council

a. General Reports from Council

Mr. Williams reported as the Town representative of the Low Country Council of Governments, he is also the Chairman of the Transportation Committee. He reported there was a Transportation Committee meeting to review projects in the four county area and Mr. Craig Forrest was present. They discussed the Windmill Harbor Intersection and Mr. Forrest stated that upon information he has received the citizens of Windmill Harbor are satisfied with the changes that had been completed. Mr. Williams stated there was discussion concerning the acceleration lane coming on to the Island and the Committee has requested that Beaufort County obtain an estimate on extending the lane. He explained if extending the lane was approved by the Committee, it would be paid for through Guide Share Funds through LCOG.

b. Report of the Intergovernmental Relations Committee – George Williams, Chairman

Mr. Williams stated the Committee would be meeting in two weeks. He said they will be reviewing House Bill 3918 which has to do with moving the South Carolina Aeronautics Board under the SCDOT and takes away all local zoning authority surrounding airports. He said staff is working on the review with the Town Attorney to see if it will affect the Town.

c. Report of the Personnel Committee – Lee Edwards, Chairman

Mr. Edwards reported the Committee would begin conducting interviews one week from today with subsequent interviews planned in the weeks to come.

d. Report of the Planning & Development Standards Committee –Ken Heitzke, Acting Chairman

Mr. Heitzke reported that the Committee met on Wednesday, April 27 and reviewed two items. He explained one item was a proposed ordinance to revise language and

defined terms to be consistent with the National Flood Insurance Program regulations and the Committee recommended Town Council approve the change and the item would be coming to Town Council at a future date. Mr. Heitzke said they also reviewed a request to amend the Official Zoning Map by changing the zoning designation of two properties and staff recommended denying the request. He explained the Committee concurred with staff and it will be coming forward to Town Council in the near future.

e. Report of the Public Facilities Committee – Kim Likins, Chairman

Mrs. Likins said the Committee met this afternoon and there was a presentation by the Binyah Foundation on establishing a Marine Division within the Lowcountry Regional Transportation Authority (LRTA). She said the Committee feels the plan needs additional information regarding economic impact, as well as a more detailed cost benefit analysis regarding the business itself. She explained the Committee had no recommendation and did indicate they would like to continue to be part of the conversation as they move forward with discussions for this project.

f. Report of the Public Safety Committee – Bill Harkins, Chairman

Mr. Harkins reported the Committee met on Monday, May 2 and reviewed the 1st Quarter Crime Statistics. He said the Sheriff's Department indicated a correlation between low bail amounts being set and repeat crime activity. Mr. Harkins said the Committee requested the Sheriff Department prepare a report depicting the relationship between the two.

Mr. Harkins said the Committee has requested staff and the Sheriff's Department to give their opinion on the direction Beaufort County may take concerning a Towing ordinance.

9) Appearance by Citizens

Mr. Bob Richardson, of Palmetto Hall Plantation spoke concerning the Hilton Head Island Airport Master Plan.

10) Unfinished Business

a. Second Reading of Proposed Ordinance 2011-05

Second Reading of Proposed Ordinance 2011-05 to amend Title 16, "The Land Management Ordinance," of the Municipal Code of the Town Of Hilton Head Island, South Carolina, by amending Section 16-4-102, the Official Zoning Map with respect to those certain parcels identified as Parcel 11H And Parcel 217 on Beaufort County Tax Map 8 and Parcel 104, Parcel 106 and Parcel 108 on Beaufort County Tax Map 8A from OL (Office/Institutional Low Density) and IL (Light Industrial), to the CC (Commercial Center) Zoning District; and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was approved by a vote of 6-0

11) New Business

Mr. Heitzke moved to amend the agenda and address Item 11b at this time with 11a

to follow. Mr. Williams seconded. The motion was approved by a vote of 6-0.

b. Consideration of a Recommendation – Collaboration between the Town and USC-Beaufort

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island, South Carolina, enter into an agreement between the Town and USC-Beaufort to enhance hospitality and tourism training and special events management on the Island.

Mr. Heitzke moved to approve. Mr. Williams seconded. Mr. Williams said the Intergovernmental Committee reviewed the proposal in detail and enthusiastically recommended approval. Mrs. Likins stated she felt this was a huge win-win and remarked on what a tremendous asset it would be to utilize the resources of USC-Beaufort. Mayor Laughlin agreed and stated he hopes this is just the beginning and there will be additional collaboration agreements. The Mayor invited Charlie Calvert to speak. Dr. Calvert stated they at the University are very excited about the collaboration and look forward to reinstating a presence on Hilton Head Island.

a. First Reading of Proposed Ordinance No. 2011-09

First Reading of Proposed Ordinance No. 2011-09 to raise revenue and adopt a budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2012; to establish a property tax levy; to establish funds; to establish a policy for acquisition of rights of way and easements; and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Williams seconded. Steve Riley gave a Power Point presentation reviewing the finances and possible options Town Council is going to have to consider while working through the FY2012 budget process. The motion was approved by a vote of 6-0.

12) Executive Session

Mr. Riley stated he needed an executive session for contractual matters pertaining to land acquisition; including a request to sell town-owned land; legal matters pertaining to Business License and Accommodations Tax enforcement; legal matters pertaining to proposed settlements of ongoing litigation; legal matters pertaining to proposed or threatened litigation; personnel matters pertaining to appointments to boards and commissions.

At 5:08 p.m., Mr. Heitzke moved to go into Executive Session for the reasons stated by the Town Manager. Mr. Williams seconded. The motion was approved by a vote of 6-0.

Mayor Laughlin called the meeting back to order at 6:07 p.m. and asked if there was any business to take up as a result of executive session.

Mr. Edwards moved that the Town Council for the Town of Hilton Head Island adopt a resolution authorizing the settlement in litigation with Rowe Highsmith, LLC (2010-CP-07-5447). George Williams seconded. The motion was approved by a vote of 6-0.

13) Adjournment

Mr. Heitzke moved to adjourn. Mr. Williams seconded. The meeting was adjourned at 6:08 p.m.

Vicki Pfannenschmidt, Secretary

Approved:

Drew A. Laughlin, Mayor

DRAFT

THE TOWN OF HILTON HEAD ISLAND
TOWN COUNCIL BUDGET WORKSHOP

Date: Tuesday, May 3, 2011

Time: 6:09 P.M.

Present from Town Council: Drew A. Laughlin, *Mayor*; Ken Heitzke, *Mayor Pro-Tem*; George Williams, Bill Harkins, Kim Likins, Lee Edwards, *Council Members*.

Absent from Town Council: Bill Ferguson, *Council Member*

Present from Town Staff: Stephen G. Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities*; Lavarn Lucas, *Fire Chief*; Nancy Gasen, *Director of Human Resources*; Tom Fultz, *Director of Administrative Services*; Susan Simmons, *Director of Finance*; Steven Markiw, *Deputy Director of Finance* Brad Tadlock; *Deputy Fire Chief – Operations*; Ed Boring, *Deputy Fire Chief – Support Services*; Teri Lewis, *LMO Official*; Vicki Pfannenschmidt, *Executive Assistant*

Present from Media: Tom Barton, *Island Packet*

1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 6:09 p.m.

- 2) 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.

3) Big Picture Issues/Overview

Steve Riley explained that staff put together a list of items that require discussion. He said some of the items have cost identification with them that will require budget commitments for both capital and on-going operations/maintenance.

Property Tax Millage Caps/ Next Reassessment

Mr. Riley explained the property tax millage cap issue is tied to the Consumer Price Index adjustment and population growth. He stated Town Council needs to decide if there is any willingness or interest to take increases in the year they are available to the Town or forgo them entirely. He added he feels this ties in to next year's reassessment because if the town would have to roll back millage at some time, Council needs to consider if they should take the millage now in anticipation of not being able to roll that millage later and take the increase and use it for one-time costs or set some of it aside and not budget it for operations. He said Town Council also needs to think about the options if the next reassessment results in reduced revenues.

Mr. Harkins stated if Town Council does not change the tax rate the potential impact of the reassessment will result in a diminution of revenue from property tax.

He asked if the goal is to try to maintain the current revenue flow in the future. Mr. Riley said it is a goal but if it is suspected the Town cannot sustain the revenue flow they should think about changing the tax rate. Mayor Laughlin pointed out level of service could be reduced if no roll up is taken. Kim Likins said she felt most citizens would rather see the tax rate increase slightly to keep the level of service where it is. Mr. Edwards concurred. He also asked if the increase is taken could Town Council at some point in the future reduce taxes. Mr. Riley stated you can always lower the taxes but only have this opportunity to increase them. Mr. Harkins agreed with Mrs. Likins and Mr. Edwards stating it makes sense to position the Town to take advantage of the increase and at the same time, explain it clearly to the public.

Coligny Area Redevelopment

Mr. Riley stated this subject ties in to the Tax Increment Financing District. He said staff feels this area will pay the best dividends in so far as improved property. Mr. Riley reported there have been meetings with the stakeholders and Town staff and progress is being made. He explained there is a deadline in spending the TIF dollars so they will have to reach a consensus on the project as soon as possible.

Mr. Williams said he felt there is a consensus among Council that this is a worthwhile project. Kim Likins stated a few members of Council have sat in on some of the meetings and they are encouraged with the progress. She said there are a lot of details to work out but revitalization in that area would be a game changer for the Town's economic recovery. Mayor Laughlin stated it is vital the stakeholders know there is a time frame for commitment of the TIF dollars.

Mr. Harkins stated it may be helpful to have key bullets on each project to create a prioritization list. Mr. Riley said in 2009 a process was presented to rank the projects with a variety of criteria. He said at the time it was overwhelming because there were over 100 projects. Mr. Riley said the outline for the process can be obtained and shared with Town Council for review.

Mr. Harkins said he views the Coligny project as one of the most critical items on the list. He said it speaks to taking a major step forward in revitalizing the Island, fits within the master plan of creating a gathering place, increasing the tax base, rejuvenation, elevating in the minds of people outside that Hilton Head Island is on the move again and it speaks to the investment of dollars today that will have a very good return on investment in the future. Mr. Harkins felt an objective criteria outline would make the decisions on projects more understandable.

Mitchelville Development

Mr. Riley said this project will enhance cultural tourism. He explained the Town has offered to make land available and are working with the County to acquire additional land at the right price but what role will the Town have in assisting with funding for capital or operations. Mr. Williams pointed out that this year Accommodations Tax funds were awarded to the group. Mrs. Likins stated this project could be great and she would like to see the group come together with a solid plan and particularly Capital Campaign plan for funding. She said she felt the ownership of the project lies within the group.

Arts & Conference Center

Mr. Riley said this subject has come up in many different meetings. He stated the Center would need defined and Town Council will need to decide if they would like to commit any funding. Mr. Williams said that several years back a collaborative effort was unsuccessful. Mrs. Likins said it is going to be critical that the arts organizations somehow come together with some type of agreement for a center. She stated it is important any type of center meet multiple needs and the desires of the arts organizations. She said she feels the best thing the Town could do is try to pull together some of the art community to work together. Mr. Harkins suggested funding be set aside to work with the organizations in coordinating the effort. Council members discussed the importance of all of the organizations working together.

Shelter Cove Redevelopment

Steve Riley explained the mall has a new financial partner and they have discussed plans of redevelopment. He said Belk Department Store has options for over 20 years, veto power over redevelopment and have recently invested in remodeling and do not wish to spend any further dollars. Mr. Harkins said he thought there may be recent changes in the plans for the mall and asked Steve Riley to contact them to see if things have changed. Mr. Riley said he would do so. Mayor Laughlin said he feels it is still a developing situation and Town Council will have to be able to react to what the private investors do.

Fire Station 6

Mr. Riley explained this is a land swap with Greenwood Development, Palmetto Dunes Property Owners Association and the Town that would move the fire station off of the current location to behind their maintenance area. He said Palmetto Dunes would purchase the existing building from the Town which currently has a reverter agreement with Greenwood Development. He said this is a good three way agreement which allows the fire station to remain where it is while the new one is built so this will save dollars. Mrs. Likins asked what the time frame was for this project. Scott Liggett said it is slated for the upcoming fiscal year. He noted Town Council will have to consider increasing the level of indebtedness to move ahead with this project. Mr. Edwards pointed out that if this project does go forward, once a contract has been established, it will have to be contingent on approval of funds so the decision will have to be made for funding the project fairly soon. Mr. Riley agreed.

Recreation Center Expansion & Share Center/ Rowing & Sailing Center/ Barker Field Complex Center

Mr. Riley explained the original Recreation Center Expansion & Share Center proposed project has been scaled back to an expansion on the original location with different phases. He explained the project is not fully funded and would require some sort of bonding along with on-going commitment costs. Mr. Riley said the Rowing and Sailing Center is within the TIF District and qualifies for TIF funding. He explained Barker Field has not had much public conversation but it has been discussed if the Town had ball field complexes there would be an impact on

revenues. Mayor Laughlin said he has always felt the Town has never had an adequate commitment for public funding for active recreation facilities for citizens and visitors. He stated they need to look at improving and expanding the Recreation Center and other projects. Mr. Edwards said he is a big proponent of the Sailing and Rowing Center and he agreed with the Mayor that the recreation facilities need improvement. He stated there is concern about the current location the Town has committed to the project as far as meeting the needs of the Rowing and Sailing Center and he would hate to spend the money to build the facility with the issue of the needed deep water access. Mr. Riley stated the Town continues to look at additional land for the Center. Charles Cousins said they have looked at all of the Town owned property with water access and there would have to be a dock built at 500 to 600 feet out to get to the water and that was the reason for choosing the existing site.

Mayor Laughlin invited Mr. Lou Strayer, a representative of the Sailing and Rowing Club to speak. Mr. Strayer said the site on Squire Pope Road is an improvement in comparison to where they are now rowing on Broad Creek. He outlined a plan for the rowing and sailing to take place from the site. He explained they have 42 students in the rowing program. He emphasized the need for space to store the boats and said they have found docks at a lower price than originally estimated. Mr. Strayer showed interest in acquiring the temporary building used for fire trucks at the temporary Fire Station One location to move to the site for storage. He emphasized the group is not asking for a finished Rowing and Sailing Center, they are asking for a place to start Rowing and Sailing. Mr. Strayer added they have been contacted by a local college concerning assisting them with a rowing program. Mayor Laughlin thanked Mr. Strayer for his input.

Mr. Williams stated his support for the Center and encouraged pledging funds to the project. He also encouraged looking at getting started on the Recreation Center with a commitment of funds and completing the project in phases. Scott Liggett noted funds were limited and committed to other areas and if they are to move ahead with this other projects would have to be eliminated.

Fire Station 2

Mr. Riley stated this will be the last Fire Station on the schedule to upgrade or replace. He said this station is located in the center of Sea Pines. He added to rebuild where it is currently located the Town would have to locate a temporary Fire Station somewhere. Mr. Riley said Sea Pines is now working on a long term redevelopment plan for the area and communication with them concerning the Fire Station should probably take place before anything is committed. Mr. Williams agreed due to Sea Pines being in the planning stages for redevelopment.

South Island Marina Dredging

Mr. Williams said the community is still working on a resolution. He suggested a funding source be identified and to put it on hold for 60 to 90 days. He added if they don't get an outside funding there will have to be some kind of community funding source.

Heritage Golf Tournament

Mr. Riley stated he views the financial support for the Heritage Golf Tournament as short term not to go beyond two more years, if needed. He said the Town cannot sustain a long term commitment.

Technology Infrastructure

Mr. Riley explained recently the Town agreed to the installation of a cell tower on town-owned property and WiFi has been installed at Town locations. He said if the Town plans on expanding the WiFi to other areas, there will be costs associated with the installation. Mr. Edwards stated he is concerned that technology has moved beyond the need for WiFi and spending money in that area would not be necessary.

LMO Re-Write

Mr. Riley stated there will probably be need for consulting services and funds need to be set aside for costs. Mrs. Likins stated the Committee is very sensitive to the budget and they would like to minimize the amount of consultant time they would have to use.

Proactive Marketing Campaign & Program

Mr. Riley explained this idea came out of the Mayor's Task force for the Future. He explained it was not only for tourism but for business location and relocation to this area. He said at this point the funding for marketing comes from ATAX dollars and the spending is limited to tourism marketing. He stated if Town Council wants to designate funds to this area, they would have to look for alternative funding.

Chaplin Linear Park & Boardwalk

Mr. Riley explained the project has been discussed in the past and it would tie in to Shelter Cove and Shelter Cover Community Park. He said the project is TIF eligible and those funds could be used. Mr. Edwards stated he felt the TIF monies should be directed to another area that would create a return on investment for the Town. He said the two obvious projects for TIF funding would be Coligny and the redevelopment of Shelter Cove. Mrs. Likins expressed concern about making a commitment to this project while commitment to the Shelter Cove redevelopment by private parties is unclear.

Law Enforcement Center

Mayor Laughlin said since this had been discussed recently, he saw no need to discuss it at this time. All agreed.

Economic Development/Redevelopment

Mr. Riley said staff is working on ideas for this but it is the same staff that is working to bring the LMO ReWrite Committee up to speed. Mrs. Likins stated the members of the LMO ReWrite Committee feel strongly the work they are doing will not ignite redevelopment in the community. She said they are just changing a document that will make it easier to get through the process and Town Council needs to move forward with a decision on what is going to be done about a redevelopment commission or committee.

Appearance by Citizens

4) Adjournment

Mr. Heitzke moved to adjourn. Mr. Williams seconded. The meeting was adjourned at 7:50 p.m.

Vicki Pfannenschmidt, Secretary

Approved:

Drew A. Laughlin, Mayor

DRAFT

THE TOWN OF HILTON HEAD ISLAND
TOWN COUNCIL BUDGET WORKSHOP

Date: Tuesday, May 5, 2011

Time: 4:00 P.M.

Present from Town Council: Drew A. Laughlin, *Mayor*; Ken Heitzke, *Mayor Pro-Tem*; George Williams, Bill Harkins, Kim Likins, Lee Edwards, *Council Members*.

Absent from Town Council: Bill Ferguson, *Council Member*

Present from Town Staff: Stephen G. Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities*; Lavarn Lucas, *Fire Chief*; Nancy Gasen, *Director of Human Resources*; Susan Simmons, *Director of Finance*; Jill Foster, *Deputy Director of Community Development*; Steven Markiw, *Deputy Director of Finance*; Ed Boring, *Deputy Fire Chief – Support Services*; Jeff Buckalew, *Town Engineer*; Julian Walls, *Facilities Manager*; Shawn Colin, *Comprehensive Planning Manager*; Nicole Dixon, *Senior Planner*; Vicki Pfannenschmidt, *Executive Assistant*

Present from Media: Tom Barton, *Island Packet*

1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 4:05 p.m.

- 2) 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.

3) Tax Increment Financing (TIF) Review

Steve Riley reviewed the existing TIF areas and spoke concerning fund allocations for proposed projects that qualify for TIF funding. He noted that TIF is not a special tax district and not a tax break for property owners, and explained that it reallocates tax revenues collected. He explained the history of TIF and said it ends in December of 2014. Mr. Riley said the projected funds need to be committed to a project by that date. He emphasized that the dollars do not need to be spent but must have a commitment for completion.

Scott Liggett conducted a presentation reviewing projects that have been approved with a dollar amount assigned, funds allocated, proposed projects and funds required to complete the projects. He stated Town Council needs to decide how to assign the balance of funds that will be generated through the Tax Increment Financing District. Mr. Riley cautioned that they are working off of estimates and he explained the history of income for TIF and projections for future income.

Mr. Riley said when the TIF District was originally put in to place, there was an estimate of \$65,000,000 total funds to be collected. He cautioned Town Council that that was just an estimate and they would probably not reach that total. He said

projections now are lower and Council needs to decide if they are going to commit the entire \$65,000,000 and if the funds received do not total that amount are they going to commit funds from other sources or allocate less.

The following proposed future TIF funded projects were reviewed and discussed:



Program Summary

Tax Increment Sub Area – Proposed Future TIF Funded Projects

Chaplin / Broad Creek	
Chaplin Linear Park	\$2,500,000
Mathews / Gardner	
Mathews Connectivity	\$ 600,000
Mathews Dr. / Marshland Rd. Roundabout	\$1,190,000
WHP Pathway – Gardner Dr. to Mathews Dr.	\$ 300,000
Bridge to the Beach	
Palmetto Bay Road	\$ -
Coligny Area Improvements Phase II	\$ 6,275,000
Sea Pines Circle	\$ 580,000
Stoney Area	
Traffic Signal – WHP at Spanish Wells Road	\$ 150,000
Sewer Service Projects	\$ 330,000
Sailing and Rowing Center	\$ 1,650,000
Total	\$13,575,000

13

After a review of each proposed project, Mr. Williams asked what kind of assurances there will be that the private parties involved in the Coligny Area Improvements will complete their part of the projects in a timely manner. Charles Cousins stated there would be signed agreements in place with time lines. Mr. Williams spoke in favor of the Coligny Area Improvements stating he felt, if necessary, some of the other projects could be set aside and staff should focus on Coligny.

Mr. Harkins stated he felt dollars should be channeled in to projects that would increase the financial base of the Island. Mr. Riley reviewed the entire Program Summary List for Council and explained how investments would pay off in each area. Mr. Harkins spoke in favor of Coligny and said he felt the \$6,275,000 is a low figure and additional funds need diverted to that project. Mr. Cousins stated it is difficult to estimate the costs of the projects until the design plans are firmly in place. He predicted the cost would be more than the 6.2 million dollars and could possibly be double that amount. Mr. Edwards stated he would hope private parties would come forward with committed dollars. Mayor Laughlin asked if the deadline for commitment of TIF funds had been explained to all concerned. Mr. Cousins said they have been informed and they are moving forward with meetings.

Mrs. Likins asked that if in considering the costs for the Sailing and Rowing Center long term maintenance was determined and if that would fall under the Island

Recreation Association. Steve Riley stated Town Council will have to make that determination. Mrs. Likins said she was comfortable with the \$1,650,000 for the Sailing and Rowing Center. Mr. Edwards said he felt the Sailing and Rowing Center has great potential. Mr. Harkins asked if any of the above projects qualified for any other funding source. Mr. Riley stated they qualify for all other funding sources with the exception of Beach Fees, adding it would just be a matter of allocating the funds.

After lengthy discussion, Mayor Laughlin said he would like to see Council distribute funds to all projects listed with the exception of the Chaplin Linear Park. Mr. Edwards concurred stating that Chaplin ties in to Shelter Cove and Town Council should wait and see what is going to happen in that area concerning redevelopment. Mrs. Likins agreed. Mr. Williams agreed. Mayor Laughlin asked if Town Council wanted to move forward with the Chaplin Linear Park Project, how much time would be needed for preparation. Mr. Liggett responded that it would take two fiscal years worth of planning. Mr. Riley suggested if that would be the case, Council may want to allocate \$200,000 for design. Mr. Edwards disagreed stating those dollars could be assigned to an approved project. Mr. Harkins suggested scratching Chaplin Linear Park and Sea Pines Circle from the list, and only commit partial funding to the the Sailing and Rowing Center so they can diverting those funds to other areas.

Mayor Laughlin emphasized the need of having a plan in place for the TIF Funds because of the deadline for having funds assigned. Mr. Cousins stated Town Council could set the \$2,500,000 aside. Mr. Riley said they could push out the Chaplin Liner Park project for one year.

4) Capital Improvements Program (CIP) Review

No discussion.

5) Appearance by Citizens

6) Adjournment

Mr. Williams moved to adjourn. Mr. Heitzke seconded. The meeting was adjourned at 5:27 p.m.

Vicki Pfannenschmidt, Secretary

Approved:

Drew A. Laughlin, Mayor

THE TOWN OF HILTON HEAD ISLAND
TOWN COUNCIL BUDGET WORKSHOP

Date: Tuesday, May 10, 2011

Time: 4:00 P.M.

Present from Town Council: Drew A. Laughlin, *Mayor*; Ken Heitzke, *Mayor Pro-Tem*; George Williams, Bill Harkins, Kim Likins, Lee Edwards, *Council Members*.

Absent from Town Council: Bill Ferguson, *Council Member*

Present from Town Staff: Stephen G. Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities*; Lavarn Lucas, *Fire Chief*; Nancy Gasen, *Director of Human Resources*; Susan Simmons, *Director of Finance*; Steven Markiw, *Deputy Director of Finance*; Brian Hulbert, *Staff Attorney*; Julian Walls, *Facilities Manager*; Nicole Dixon, *Senior Planner*; Paul Rasch, *Emergency Management Coordinator*; Rene Phillips, *Website/Court Systems Administrator*; Vicki Pfannenschmidt, *Executive Assistant*

Present from Media: Tom Barton, *Island Packet*

1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 4:00 p.m.

- 2) 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.

3) Dr. Valerie Truesdale, Beaufort County Schools Superintendent

Mayor Laughlin introduced Dr. Truesdale. Dr. Truesdale thanked fCouncil for the opportunity to provide a progress report for Beaufort County Schools. She reviewed the state report card rating for the 2009-2010 school year. Dr. Truesdale said Hilton Head Middle School, Hilton Head Island School for the Creative Arts and Hilton Head Island Elementary International Baccalaureate schools received the Palmetto Silver Award for excellent general performance. She noted the Beaufort County students continue to make positive gains on the College Board's Scholastic Aptitude Test (SAT) and ACT college entrance exam according to data released by the South Carolina Department of Education. She reviewed comparisons of the percentage of schools with an Absolute Rating of Average, Good, or Excellent from previous years to the present and pointed out areas of improvement.

Mayor Laughlin thanked Dr. Truesdale for her informative report.

4) **Review of Budgets of Affiliated Agencies**

a. **Drug Court**

Steve Riley informed Council the request was in two parts. He said the amounts were \$48,500 for Drug Court and \$35,000 for the prosecution team for the Solicitor's office. He explained the Solicitor's office has taken over the Drug Court operations and addressed previous concerns in operation. Mr. Harkins commented in favor of continuing funding the programs.

b. **Lowcountry Regional Transportation Authority (LRTA)**

Rochelle Ferguson, Executive Director was present and gave a brief presentation. She reviewed services and current projects of the LRTA. Mr. Williams asked if there had been an increase in ridership. Ms. Ferguson responded in the affirmative. Mr. Harkins asked if the current level of funding would suffice for the increased cost of fuel. Ms. Ferguson stated she is always looking for ways to increase revenue and decrease spending.

c. **Beaufort County Sheriff's Office (BCSO)**

Suzanne Cook, Financial Officer for the Sheriff's office approached the dais. She announced that the lease agreement for the Sheriff's Office was renegotiated which will realize a reduction of approximately \$23,000 resulting in a savings of approximately \$12,000. She explained it would reduce the bottom line increase from \$17,299 to approximately \$5,550. Ms. Cook stated the lease agreement runs from September 1, 2011 thru August, 2012. She explained the other increases were in the areas of health insurance and fringe benefits, with other areas remaining at the same level as last year.

d. **Island Recreation Association**

Frank Soule stated the funding request had remained the same as the previous year with no changes. Kim Likins noted there was an increase in special events revenue. Mr. Soule stated with the new events and management improvements revenues have increased. He added that there has been an increase in attendance for programs. Mr. Williams said he had two items of concern in the Capital Improvement Projects. He said they were the Solar Hot Water System for the Rec Center and Pool Filter (Salt System). Mr. Soule explained both items are needed due to propane costs for heating and getting away from using chlorine in the pool. Mr. Williams asked if these items would realize a long term savings and if there was a report with projections of future savings. Mr. Soule said he did not have the information at this time but would get it.

e. **Shore Beach Services, Inc.**

Ralph Wagner reviewed his proposed budget stating it is \$430 less than last year. He said responsibilities and services performed will remain the same in the new fiscal year. Mr. Wagner informed Council there have been staffing changes which resulted in lower costs. Mr. Edwards asked if the staffing changes would result in a decrease in patrols. Mr. Wagner responded there was no decrease in

staff. He said a couple supervisors had left the company and the replacements were brought in at a lower pay rate which resulted in savings.

f. Coastal Discovery Museum

Michael Marks explained that the request for the Coastal Discovery Museum had stayed the same and expressed gratitude for the Town's support. He stated they continue to be successful and attendance has increased. Mr. Harkins asked about the wear and tear on the buildings. Mr. Marks stated they monitor it carefully and they have created good partnerships with suppliers and volunteers. He said they will have major repairs in the future such as repainting and roadway repairs and have created a Capital Improvement Fund to help address those needs.

5) Review of Debt Service Budget

Steven Markiw stated the debt service budget for 2012 is programmed at \$15,500,000 which reflects a surplus of \$546,000 over the revenues anticipated. He said it is primarily due to the fact that the older debt has been reduced. He said the Finance Department will be bringing forward some proposals on how to restructure the debt.

Mr. Riley said due to the early hour there was time for Scott Liggett to complete his presentation he began at the May 5 Budget Workshop. He said the presentation would deal with how the CIP is developed and the process and there would be no discussion of proposed projects. All Council members were in agreement.

Mr. Liggett completed his presentation and answered questions.

6) Appearance by Citizens

None.

7) Adjournment

Mr. Williams moved to adjourn. Mr. Heitzke seconded. The meeting was adjourned at 5:23 p.m.

Vicki Pfannenschmidt, Secretary

Approved:

Drew A. Laughlin, Mayor



Items of Interest

May 17, 2011

1. Town News

Nicole Dixon, Senior Planner in the Community Development Department, has successfully passed the exam to become a Certified Flood Plain Manager with the Association of State Flood Plain Managers (ASFPM). The ASFPM has established a national program for professional certification of floodplain managers. The program recognizes continuing education and professional development that enhance the knowledge and performance of local, state, federal, and private-sector floodplain managers. The primary program is to help reduce the nation's flood losses and protect and enhance the natural resources and functions of its floodplains by improving the knowledge and abilities of floodplain managers in the United States.

(Contact Heather Colin, Development Review Administrator, 341-4607)

2. Noteworthy Events

a) Some of the upcoming meetings at Town Hall:

- LMO Rewrite Committee, May 23 1:00 p.m.
- Design Review Board – May 24, 1:15 p.m.
- Town Council Budget Workshop – Operating Budget – May 24, 4:00 p.m.
- Planning and Development Standards Committee – May 25, 4:00 p.m.
- Planning Commission – June 1, 9:00 a.m.
- LMO Rewrite Committee – June 3, 1:00 p.m.
- Public Safety Committee – June 6, 10:00 a.m.
- Public Projects and Facilities Meeting – June 7, 2:00 p.m.
- Town Council – June 7, 4:00 p.m.

(Meetings subject to change and/or cancellation. Please visit the Town of Hilton Head Island website at www.hiltonheadislandsc.gov for meeting agendas)

2011 Hilton Head Island Events

<p>Fridays, April 1 - Nov. 1, 2011 8:30am-1:00pm</p>	<p>Farmers Market</p>	<p>Honey Horn</p>
<p>Tuesdays-Fridays, April 12-May 28, 2011 6:30pm-7:30pm Mondays-Fridays May 30 – Sept. 2, 2011 6:30pm-7:30pm 8:00pm-9:00pm</p>	<p>Shannon Tanner</p>	<p>Shelter Cove Harbour Stage</p>
<p>May 20-22, 2011 May 27-29, 2011 6:00pm-9:00pm</p>	<p>Shakespeare in the Park</p>	<p>Shelter Cove Community Park</p>
<p>May 21, 2011 7:00am-11:00am</p>	<p>On On Events HHI Triathlon</p>	<p>Coligny Beach/South Forest Beach</p>
<p>May 26, 2011 6:30pm-8:00pm</p>	<p>Sunset Yoga Benefit for Nannette Pierson</p>	<p>Coligny Beach</p>
<p>May 28, 2011 10:00am-6:00pm May 29, 2011 10:00am-1:00pm</p>	<p>Hilton Head Art Festival</p>	<p>Shelter Cove Harbour</p>
<p>May 30, 2011 10:30 am-1:00pm</p>	<p>Memorial Day Observance</p>	<p>Shelter Cove Veterans Memorial Park</p>

2011 Policy Agenda

May

Top Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> ▪ Heritage Golf Tournament: Seek to Secure Its Long-Term Future 	Steve Riley Greg DeLoach	Working with Heritage Foundation, Beaufort County, and State Officials. Town paid for and Chamber produced 2 ads for the Golf Channel and CBS.
<ul style="list-style-type: none"> ▪ Technology Infrastructure: Evaluation and Direction of Town's Role 	Shea Farrar	The Fire Station 7 Tower rezoning was approved and now development permitting is underway. Staff continues to work with a group sponsored by the Greater Island Committee that is conducting interviews with representatives from the telecommunications industry.
<ul style="list-style-type: none"> ▪ LMO: Amend to Foster Greater Flexibility, Simplicity, and Revitalization 	Teri Lewis	The LMO Rewrite Committee appointed by Town Council has had several meetings so far and is currently going through a review of the current LMO and identification of issues.
<ul style="list-style-type: none"> ▪ Coligny Area Redevelopment: Conceptual Plan, Direction, and Town's Role 	Mike Roan	Representatives of the Town, the property owners and their respective consultants met for two days to identify the market capacity and spatial needs for the private developers in the Coligny Redevelopment. A plan that advances the original concept was developed, and the private landowners are finalizing the details to bring back to the Town for review and further refinement that also maintains the goals the Town is trying to accomplish in the project. Ideally, we are nearing the point where we know "Who gets what. How much. Where its going to go."
<ul style="list-style-type: none"> ▪ Redevelopment Authority/Community Development Corporation: Evaluation and Direction 	Shawn Colin	Outlined a step by step approach for establishing and implementing an Economic Development program, including recommendations for staffing as well as targeting effort to catalyze redevelopment in Coligny and other Initiative areas that have existing adopted plans in place. A Redevelopment Authority, Community Development Corporation, or Economic Development Corporation are all valid options for implementation, although each has specific requirements on organization and scope of service for programming.

High Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> ▪ Economic Development Corporation: Evaluation 	Shawn Colin	An Economic Development Corporations is one option that may be employed as part of a larger economic development program. An outline for Economic Development/Redevelopment approach has been drafted and submitted to ESC for review. See Redevelopment Authority/Community Development Corporation above.
<ul style="list-style-type: none"> ▪ Proactive Marketing Campaign and Program: Broaden Marketing of Island to Retirees and Businesses 	Steve Riley	Produced ad as part of Heritage Commitment. Continues to run on Chamber website.
<ul style="list-style-type: none"> ▪ Chaplin Linear Park and Boardwalk: Determine Project Priority for Funding and Develop Detailed Plans 	Shea Farrar	Developing concept plans including the potential linear trial alignment to help determine the overall scope of the project.

Moderate Priority		
Target	Chief Contact	Comments
<ul style="list-style-type: none"> Shoreline Change Blue Ribbon Committee: Closely Monitor 	Scott Liggett	Work is on-going. The Committee met April 19, 2011 in Columbia.
<ul style="list-style-type: none"> Community Based Education Program on Environmental Stewardship 	Sally Krebs	Staff is in the process of setting up the first meeting for the "Speakers Bureau" during the month of May. This will be followed by 3 training sessions at which staff will train speakers to then go out into the community and educate different groups on stewardship topics.
<ul style="list-style-type: none"> Fire Station #6 Direction 	Charles Cousins	Agreement between all parties being finalized.
<ul style="list-style-type: none"> Law Enforcement Center: Seek to Acquire with County 	Steve Riley Greg DeLoach	Working with County on securing a permanent home.
<ul style="list-style-type: none"> Public Information Enhancement 	Greg DeLoach	Published a special 6 page edition of "Our Town" detailing the value of services at Town Hall.
2011 Management Targets May		
Top Priority		
Target	Chief Contact	Comments
<ul style="list-style-type: none"> EcoTourism Conference: Work with Chamber 	Steve Riley	Town staff has been working with the conference committee to develop a field trip. Topics covered and bios on the speakers have been submitted.
<ul style="list-style-type: none"> Recreation Center Expansion: Evaluate Feasibility Study 	Nicole Dixon	The contract with the Town's consultant team (Lee & Parker, FWA Group and Mission Resources Group) has been amended and signed to include the preparation of a Master Plan for the proposed Rec Center / Aquatics Facility Expansion & SHARE Senior Center relocation. The consultants have been asked to begin work and their deadline to have the Master Plan complete and presented to Town Council is October 2011.
<ul style="list-style-type: none"> Legislative Program 	Greg DeLoach	Sent 3 opposition letters on Local Government Fund cut; opposition letter sent on possible cut of Community Development Block Grant Program; monitoring several bills- Point of Sale, MID for dredging/waterways, and election issues.
<ul style="list-style-type: none"> Stormwater Utility Needs and Agreements 	Cary Gaffney	Responded to County storm water IGA agreement concerns and provided county a revised draft, goes to Town IGR committee May 17. Drafting drainage agreements on schedule for FY13for Dunes, Leamington, Wexford, and Sea Pines.

High Priority		
Target	Chief Contact	Comments
<ul style="list-style-type: none"> ▪ Bicycle Friendly Community: Seek Designation 	Marcy Benson	On May 2, 2011 The League of American Bicyclists announced the Town of Hilton Head Island received the designation of Bicycle Friendly Community at the silver level. Later this summer an award ceremony will be scheduled with representatives from the League of American Bicyclists.
<ul style="list-style-type: none"> ▪ Residential Recycling Development 	Alice Derian	Total accounts initiated as of May 6 th is 6,880 Tons of recycling collected for the month of April is 123.59 There will be a post card mailing going out the last week of May From Republic Services to invite residents to start their service If they have not already done so.
<ul style="list-style-type: none"> ▪ Town Council Redistricting: Direction 	Steve Riley	Looking to bring State representative to Town in July.

CIP Monthly Report		
Project	Chief Contact	Comments
<ol style="list-style-type: none"> 1. Fire Station #1 Replacement 2. Mathews Drive / Beach City Road Roundabout 3. Mathews Drive Pathway 4. Miller's Pond Drainage Project 5. US 278 Improvements at Windmill Harbour 6. Marshland Road / Mathews Drive Roundabout 7. Mathews Connectivity 8. Pathway repairs and rejuvenation 	Scott Liggett	<ol style="list-style-type: none"> 1. Work underway 2. Work underway, target completion date – early June 3. Work underway, target completion date – early June 4. Project under contract, conditional notice to proceed issued. 5. RFQ released, consultant selection process on-going 6. RFQ released, consultant selection process on-going 7. RFQ released, consultant selection process on-going 8. Work underway



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, C.M., *Town Manager*
VIA: Teri Lewis, *AICP, LMO Official*
FROM: Nicole Dixon, *Senior Planner*
CC: Charles Cousins, *AICP, Director of Community Development*
DATE: April 29, 2011
SUBJECT: Proposed Ordinance No. 2011-07
ZMA100007 – Verizon Wireless and Adjacent Vacant Property to the East

Recommendation: Staff recommends that Town Council deny the attached application for Zoning Map Amendment (ZMA100007).

The Planning and Development Standards Committee met on April 27, 2011 to review this application and voted 2-1 to recommend denial of the proposed application for rezoning.

The Planning Commission met on March 16, 2011 to review this application and after a public hearing voted unanimously to approve the proposed application for rezoning. The Planning Commission discussed the fact that there are currently many non-conforming uses in the vicinity, some of which are commercial uses. There was also discussion about the function of and the uses allowed in the OL Zoning District and how it needs to be addressed during the LMO re-write. The Planning Commission did not believe the proposed rezoning would generate additional traffic to the area.

Summary: The purpose of this application is to amend the Official Zoning Map by changing the zoning designation of two properties located at #2 and #4 Marina Side Drive from the OL (Office Institutional Low Density) Zoning District to the CC (Commercial Center) Zoning District. There is a Verizon Wireless business on one of the lots proposed to be rezoned. The other lot proposed to be rezoned is currently undeveloped.

Background: The Town received this request from the property owner to rezone the two parcels from OL to CC, in order to have more uses available to develop the property. Staff examined this request and determined that the application is inconsistent with the Comprehensive Plan and the Land Management Ordinance (LMO).

Although this zoning change could improve the economic development potential of the property, the existing zoning district in this area was established to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, and provide a balance among land use types in major corridors. This rezoning could result in a higher intensity use and/or a higher density development that would generate more traffic, possibly over taxing the existing roadway infrastructure. The subject properties are situated within the OL district where the intent is to limit the types of land uses allowed between commercial areas of the Island and limit any negative impacts on the street system. The CC zoning is intended for high intensity commercial development which is not suitable for an area where the current infrastructure may not support such development.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2011-

PROPOSED ORDINANCE NO. 2011-07

AN ORDINANCE TO AMEND TITLE 16, "THE LAND MANAGEMENT ORDINANCE," OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, BY AMENDING SECTION 16-4-102, THE OFFICIAL ZONING MAP WITH RESPECT TO THOSE CERTAIN PARCELS IDENTIFIED AS PARCELS 161 AND 166 ON BEAUFORT COUNTY TAX MAP 11, FROM OL (OFFICE/INSTITUTIONAL LOW DENSITY) TO THE CC (COMMERCIAL CENTER) ZONING DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance ("LMO"); and

WHEREAS, the Planning Commission held a public hearing on said zoning map amendment application on March 16, 2011, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted unanimously to find the application consistent with the Comprehensive Plan and serves to carry out the purposes of the LMO; and

WHEREAS, the Planning and Development Standards Committee held a public meeting on April 27, 2011 to review said zoning map amendment application, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning and Development Standards Committee, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted to recommend that Town Council deny the proposed zoning map amendment application; and

WHEREAS, after due consideration of said zoning map amendment application and the recommendations of the Planning Commission and the Planning and Development Standards Committee, the Town Council, upon further review, finds it is in the public interest to approve the proposed application.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:

Section 1. Amendment. That the Official Zoning Map of the Town of Hilton Head Island, as referred to in Section 16-4-102 of the LMO, be hereby amended to modify the zoning designation of those certain parcels identified as parcels 161 and 166 on Beaufort County Tax

Map 11, from OL to the CC Zoning District. The attached Vicinity Map shows the location of the subject property.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS _____ DAY OF _____, 2011.

Drew A. Laughlin, Mayor

ATTEST:

Victoria L. Pfannenschmidt, Acting Town Clerk

Public Hearing: March 16, 2011

First Reading: May 17, 2011

Second Reading:

Approved as to form:

Gregory M. Alford, Town Attorney

Introduced by Council Member: _____



**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:
ZMA100007	Verizon Wireless business and adjacent vacant property to the east	March 16, 2011

Parcel Data or Location:	Property Owner	Applicant/Agent
<u>Existing Zoning District:</u> OL (Office Institutional Low Density) <u>Proposed Zoning District:</u> CC (Commercial Center) <u>Applicable Overlay District(s):</u> Corridor Overlay <u>Parcels Affected:</u> Beaufort County Tax Map 11, Parcels 161 and 166	Billy L. & Karen Watson PO Box 21890 Hilton Head Island, SC 29925	Ernest Marchetti 6 Hidden Lakes Court Bluffton, SC 29910

Application Summary:

Ernest Marchetti, on behalf of Karen Watson, is proposing to amend the Official Zoning Map by changing the zoning designation of two properties located at #2 and #4 Marina Side Drive from the OL (Office Institutional Low Density) Zoning District to the CC (Commercial Center) Zoning District.

The following uses will no longer be permitted on the subject properties if this rezoning is approved: Linear Park and Agriculture.

With the exception of the two uses listed above that will no longer be permitted, all other uses that are currently permitted in the OL district, whether it is by right, with conditions or by special exception, will still be permitted on the subject properties if this rezoning is approved.

In addition to the uses currently permitted, the following uses will be permitted by right on the subject properties if this rezoning is approved: Community Service, Colleges, Public or Private Schools, Special Use Park, Funeral Home, Furniture Store, Hardware, Paint, Glass, Wallpaper or Flooring Store, Health Club or Spa, Other Retail Sales or Service and Car Wash.

In addition to the uses currently permitted, the following uses will be permitted with conditions on the subject properties if this rezoning is approved: Day Care, Bicycle Shop With Outdoor Storage, Community Theater, Dance Studio, Convenience Store, Department or Discount Store, Nightclub or Bar, Shopping Center, Souvenir or T-Shirt Store, Supermarket, Tattoo Facility, Veterinary Hospital, Auto Rental, Auto Sales and Contractor's Office.

In addition to the uses currently permitted, the following uses will be permitted by special exception on the subject properties if this rezoning is approved: Waste Treatment Plant, Eating Establishment with Drive-thru, Indoor Recreation, Indoor Entertainment, Commercial Parking, RV Park, Adult Entertainment, Kennel-Boarding, Liquor Store, Auto Repair, Gas Sales, Taxicab Service, Towing Service, Other Light Industrial Service, Self-Service Storage, Wholesale Business and Wholesale Business with Accessory Retail Outlet.

Staff Recommendation:

Staff recommends that the Planning Commission find this application to be inconsistent with the Town's Comprehensive Plan and does not serve to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background:

The applicant is proposing to change the zoning designation of the subject properties from OL to the CC zoning district.

There is a Verizon Wireless business on one of the lots proposed to be rezoned. The other lot proposed to be rezoned is currently undeveloped.

The area surrounding the properties subject to the rezoning contains a mix of uses: a motel to the south, a self-storage facility to the west, Christ Lutheran Church and a gas station/convenience store across William Hilton Parkway to the east, and a restaurant and miniature golf business to the north.

Applicant's Grounds for ZMA:

The applicant states in the narrative that the proposed application to rezone the subject properties from OL to the CC zoning district is more in character with the existing commercial uses in the surrounding area. The applicant feels that the requested CC zoning is in conformance with the objectives of the Comprehensive Plan, to have commercial property situated where it serves the Island residents and guests in a safe and efficient manner and to

focus future development on infill development. The applicant also believes that by rezoning the properties to allow for retail possibilities, the marketability of the properties will increase.

Summary of Facts and Conclusions of Law:

Findings of Facts:

- Notice of the Application was published in the Island Packet on November 7, 2010 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 March 16, 2011 as set forth in LMO 16-3-1504A.
- The 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 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 16-3-1505A):

Findings of Facts:

The Comprehensive Plan addresses this application in the following areas:

Land Use Element:

An Implication for Existing Land Use

Remaining vacant land, totaling approximately 2,140 acres or 10 percent of the Hilton Head Island's land area, represents the remaining pool of land available for development. A major challenge for development will be to maintain the character of the Island while insuring adequate infrastructure is in place and balancing land conservation.

An Implication for Planned Unit Developments (applicable island-wide)

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.

One of Six Land Use Goals

Identify an acceptable level of future development that does not overtax the area's natural environment and infrastructure. This can be done by monitoring allowable densities and by continuing to purchase lands that would adversely impact the island

if developed.

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 8.8 – Nonconforming Parcels by Use

- B. The goal is to evaluate the locations of non-conforming uses to determine areas to consider for Zoning Map Amendments.

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.

Transportation Element:

Implication for Traffic Planning on the Island

Future development and zoning classifications have an impact on the potential build-out of properties on the Island. Increasing the density of properties in certain areas of the Town may not be appropriate due to the inability of the current transportation network to handle the resulting additional traffic volumes. It may be more appropriate to provide density in areas that have the available roadway capacity and to reduce densities or development potential in areas that do not have the appropriate roadway capacity.

Conclusions of Law:

- Staff concludes that this application is not consistent with the Comprehensive Plan, as set forth in LMO Section 16-3-1505A. Although this zoning change could improve the economic development potential of the property, the existing zoning district in this area was established to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, and provide a balance among land use types in major corridors.
- This rezoning could result in a higher intensity use and/or a higher density development that would generate more traffic, possibly over taxing the existing roadway infrastructure.
- Under the current zoning there are 576 acres of CC zoning and 174 acres of OL zoning. In order to continue to provide a mix of available land uses the amount of

land zoned for OL should not be decreased when an adequate supply of land is currently zoned CC.

- Although there are nonconforming parcels in this area, neither of the parcels that are included in this application are nonconforming. One parcel is currently developed with a conforming use while the second is vacant and therefore this rezoning would not be supported by the Land Use Element.

Summary of Facts and Conclusions of Law:

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

Findings of Facts:

- LMO Section 16-4-216 describes the purpose of the existing OL zoning district as being: *“established between major commercial areas of the Island and intended to limit the types of nonresidential uses permitted. Land uses permitted are office and institutional in order to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, provide balance among land use types in major corridors and improve visual appearance along major corridors.”*
- There are two properties subject to the proposed rezoning; one which is vacant and one that is a Verizon Wireless business, which is classified as an “Other Retail Service Use” and is permitted by special exception in the OL zoning district.
- The conforming uses of nearby property are the restaurant to the north and the church to the east.

Conclusions of Law:

- Staff concludes that the properties subject to the rezoning application are compatible with the present zoning, the conforming uses of nearby property and with the character of the neighborhood as set forth in LMO Section 16-3-1505B because the developed property contains a use that is currently permitted in the OL district and the vacant lot can be developed with a use that is permitted in the OL district.
- The Verizon Wireless business and the vacant lot are compatible with the surrounding conforming uses of the restaurant and the church.

Summary of Facts and Conclusions 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 16-3-1505C):

Findings of Facts:

- LMO Section 16-4-217 describes the purpose of the CC zoning district as: *“to provide for moderate to high intensity commercial development, especially office and general retail development. Residential development as a component of a PUD is allowed, and traffic and pedestrian interconnections throughout this district are strongly encouraged.”*

- The uses that would be permitted under the CC zoning could be high traffic generators and allow for more moderate to high intensity commercial development than what is permitted with the current OL zoning.
- There are currently a few non-conforming commercial uses in the vicinity that existed prior to the area being zoned OL. The area was zoned OL to eventually eliminate these commercial uses, to establish a balanced mix of land use types between major commercial corridors of the Island and to minimize traffic impacts to the street system.
- There are areas on the Island that have been designated as high intensity commercial development and redevelopment areas, such as the Coligny and Mathews Drive areas because the infrastructure was put in place to support such impacts.
- The properties subject to the rezoning request are surrounded by OL zoning and there are no other CC zoned properties in the area.

Conclusions of Law:

- Staff concludes that the affected properties are not suitable for all of the uses that would be permitted by the proposed rezoning as set forth in LMO Section 16-3-1505C because the subject properties are situated within the OL district where the intent is to limit the types of land uses allowed between commercial areas of the Island and limit any negative impacts on the street system.
- The CC zoning is intended for high intensity commercial development which is not suitable for an area where the current infrastructure may not support such development.

Summary of Facts and Conclusions 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 16-3-1505D):

Findings of Facts:

- LMO Section 16-4-218 describes the purpose of the existing OL zoning district as being: *“established between major commercial areas of the Island and intended to limit the types of nonresidential uses permitted. Land uses permitted are office and institutional in order to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, provide balance among land use types in major corridors and improve visual appearance along major corridors.”*
- There are two properties subject to the proposed rezoning; one which is vacant and one that is a Verizon Wireless business, which is considered an “Other Retail Service Use” and is permitted by special exception in the OL zoning district.

Conclusion of Law:

- Staff concludes that the affected properties are suitable for the uses permitted by the OL zoning district as set forth in LMO Section 16-3-1505D because one lot is developed with a conforming permitted use and the vacant lot could be developed

with any use currently permitted in OL.

Summary of Facts and Conclusions of Law:
<p><i>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 16-3-1505E):</i></p> <p>Finding of Fact:</p> <ul style="list-style-type: none">○ There will be additional uses and development opportunities available to the property owner to develop should the property be rezoned to the CC district. <p>Conclusion of Law:</p> <ul style="list-style-type: none">○ Staff concludes that the marketability of the properties will be improved as set forth in LMO Section 16-3-1505E because the property owner will have more uses available to market the property to buyers or leases.

Summary of Facts and Conclusions of Law:
<p><i>Criteria 6: Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use (LMO Section 16-3-1505F):</i></p> <p>Findings of Facts:</p> <ul style="list-style-type: none">○ The affected properties have water and sewer service available to them by the Broad Creek Public Service District.○ Stormwater facilities for the site will be addressed during review of a Development Plan Review (DPR) application. <p>Conclusion of Law:</p> <ul style="list-style-type: none">○ Staff concludes that these properties have available water and sewer suitable for the proposed uses as set forth in LMO Section 16-3-1505F.

LMO Official Determination
<p>Determination: Staff determines that this application is not consistent with the Comprehensive Plan and does not serve to carry out the purposes of the LMO as based on the Findings of Fact and Conclusions of Law detailed in this report.</p>

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:

N.D.

Nicole Dixon
Senior Planner

December 1, 2010

DATE

REVIEWED BY:

TBL

Teri B. Lewis, AICP
LMO Official

December 1, 2010

DATE

REVIEWED BY:

JL

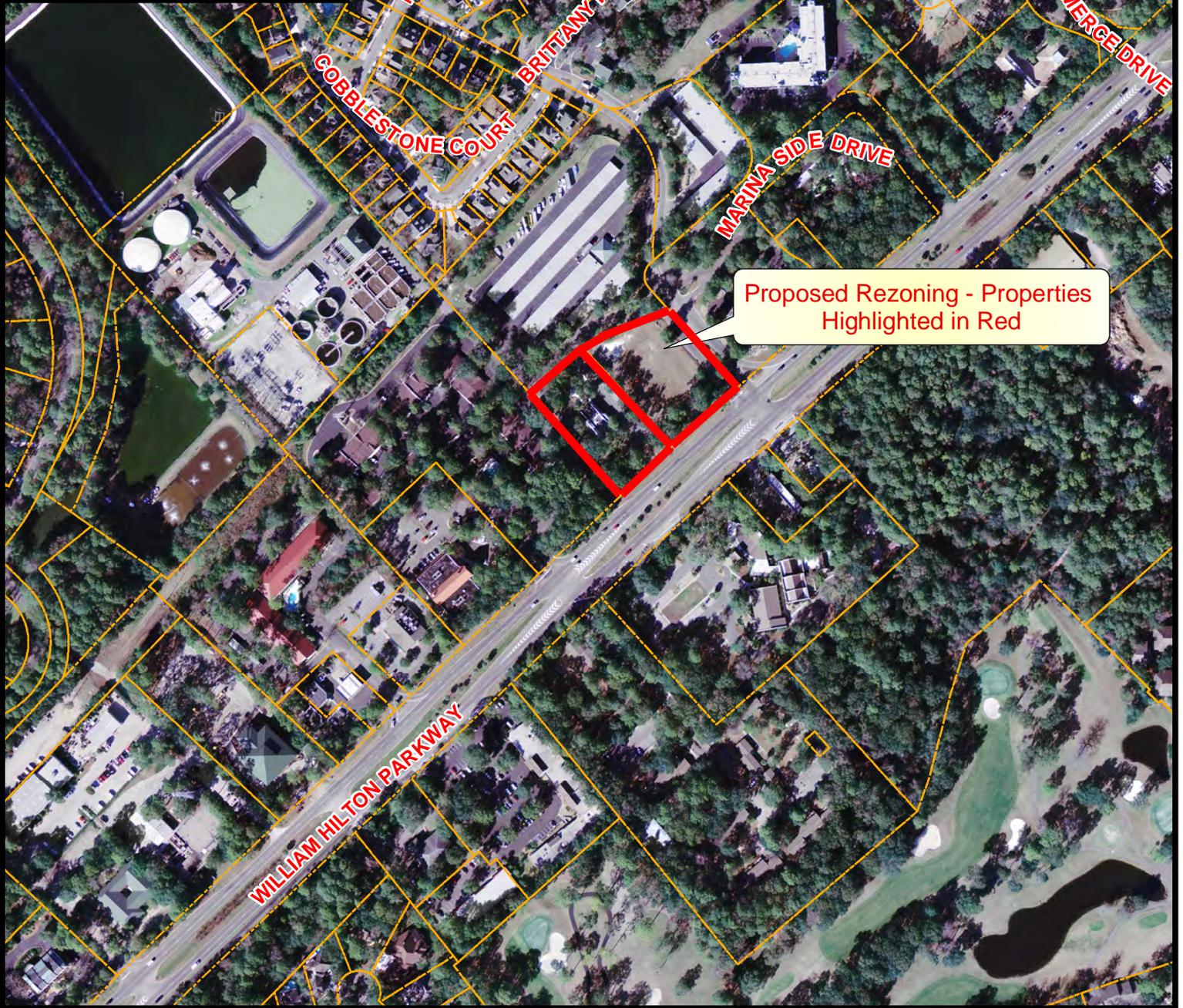
Jayne Lopko, AICP
*Senior Planner & Planning Commission Board
Coordinator*

December 1, 2010

DATE

ATTACHMENTS:

- A) Vicinity Map
- B) Vicinity Map with Zoning
- C) Zoning Map
- D) Applicant's Narrative
- E) Boundary Survey



Proposed Rezoning - Properties Highlighted in Red



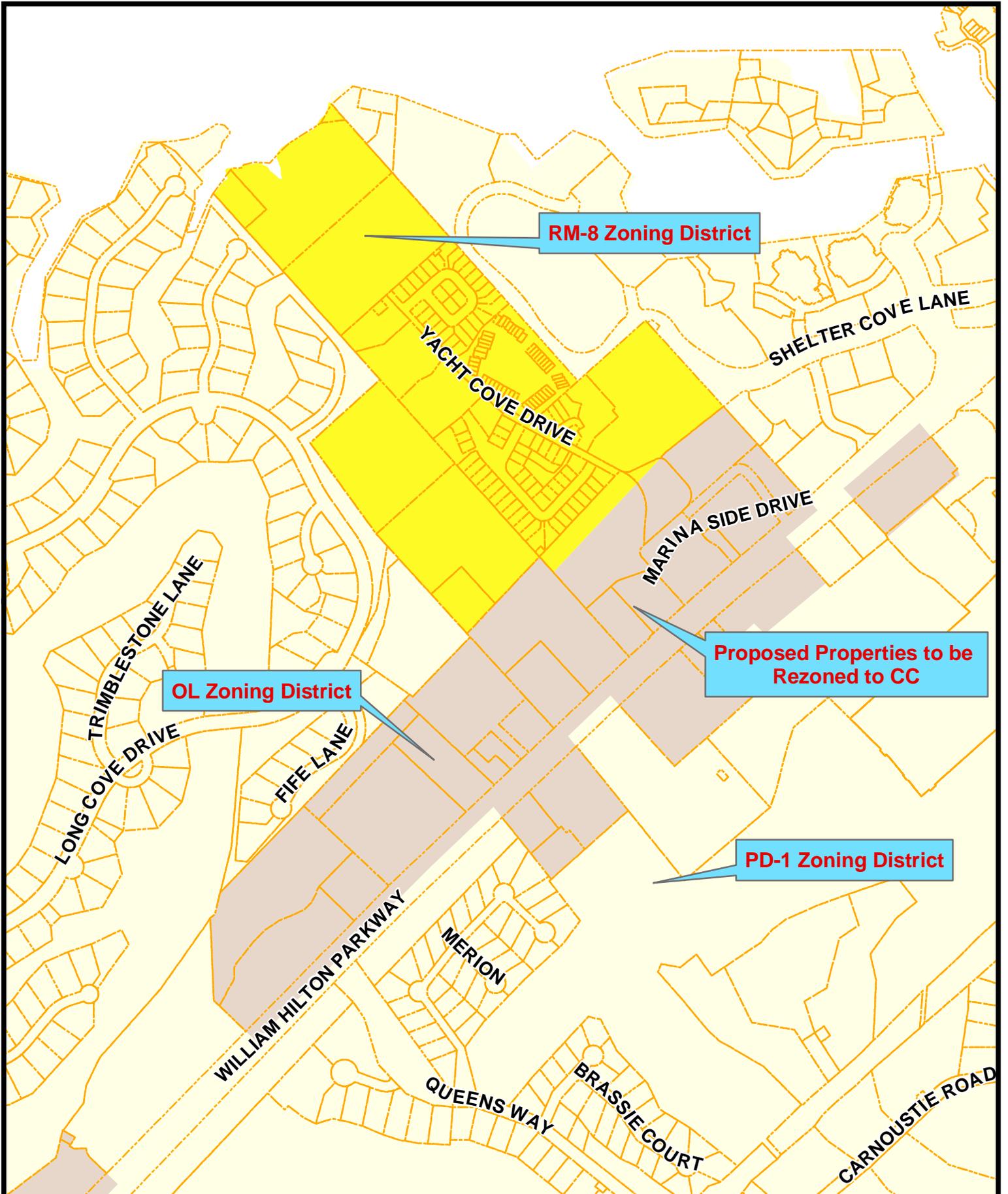
TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-6000

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.



RM-8 Zoning District

OL Zoning District

Proposed Properties to be Rezoned to CC

PD-1 Zoning District

ATTACHMENT C

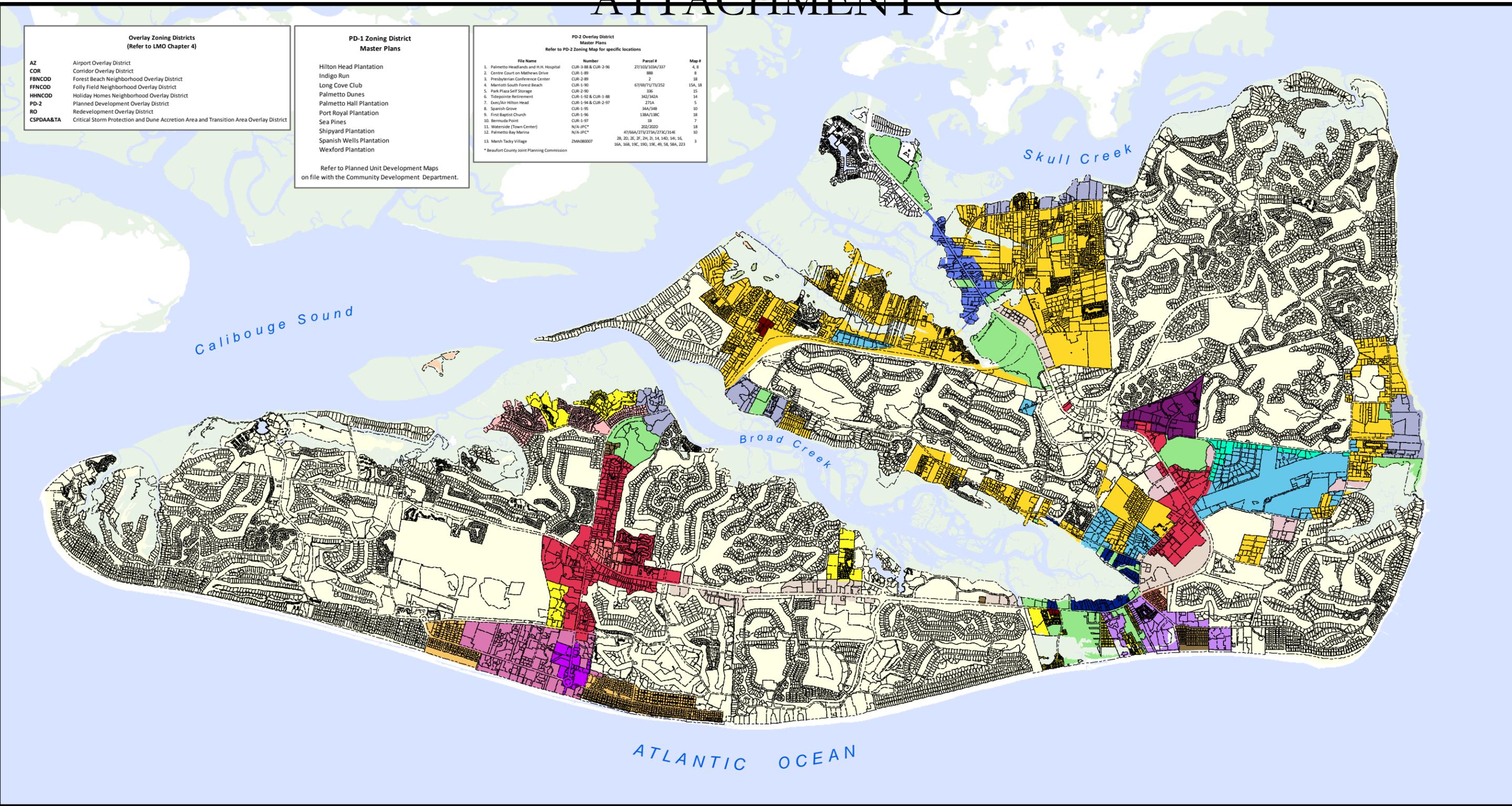
Overlay Zoning Districts (Refer to LMO Chapter 4)	
AZ	Airport Overlay District
COR	Corridor Overlay District
FBNCOD	Forest Beach Neighborhood Overlay District
FFNCOD	Folly Field Neighborhood Overlay District
HHNCOD	Holiday Homes Neighborhood Overlay District
PD-2	Planned Development Overlay District
RO	Redevelopment Overlay District
CSPDAA&TA	Critical Storm Protection and Dune Accretion Area and Transition Area Overlay District

PD-1 Zoning District Master Plans	
Hilton Head Plantation	
Indigo Run	
Long Cove Club	
Palmetto Dunes	
Palmetto Hall Plantation	
Port Royal Plantation	
Sea Pines	
Shipyard Plantation	
Spanish Wells Plantation	
Wexford Plantation	

Refer to Planned Unit Development Maps on file with the Community Development Department.

PD-2 Overlay District Master Plans			
Refer to PD-2 Zoning Map for specific locations			
File Name	Number	Parcel #	Map #
1. Palmetto Headlands and H.H. Hospital	CUR-3-88 & CUR-2-96	27/103/103A/337	4, 8
2. Centre Court on Mathews Drive	CUR-1-89	888	8
3. Presbyterian Conference Center	CUR-2-89	2	18
4. Marriott South Forest Beach	CUR-1-90	67/68/71/71/252	15A, 18
5. Park Plaza Self Storage	CUR-2-90	336	15
6. Tidewater Retirement	CUR-1-92 & CUR-1-88	142/142A	14
7. Exec/Air Hilton Head	CUR-1-94 & CUR-2-97	271A	5
8. Spanish Grove	CUR-1-95	14A/14B	10
9. First Baptist Church	CUR-1-96	138A/138C	18
10. Bermuda Point	CUR-1-97	18	7
11. Waterside (Town Center)	N/A-SPC*	202/203	18
12. Palmetto Bay Marina	N/A-SPC*	47/66A/271/271A/271B/271C/271D	10
13. Marsh Tacky Village	ZMA08007	28, 29, 30, 31, 34, 35, 14, 140, 141, 15	3

* Beaufort County Joint Planning Commission



Town of Hilton Head Island OFFICIAL ZONING DISTRICT MAP

Effective Date*: July 21, 1998
Last Update**: June 15, 2010

* Effective Date is the most recent date the entire Zoning Map was adopted by Town Council.
** Last Update date is the most recent date any amendments to the Zoning District Map were adopted by Town Council.

Note:
The Official Zoning Map is composed of this Official Zoning District Map, the Overlay Zoning District Maps, the Ten PUD Maps and the Official Street Map. This Official Zoning District Map is therefore one component of the Official Zoning Map.

1 inch = 4,500 feet



RESIDENTIAL ZONING DISTRICTS		
RS-2	SINGLE FAMILY	
RS-3	SINGLE FAMILY	
RS-4	SINGLE FAMILY	
RS-5	SINGLE FAMILY	
RS-6	SINGLE FAMILY	
RM-4	LOW TO MODERATE DENSITY	
RM-8	MODERATE DENSITY	
RM-12	MODERATE TO HIGH DENSITY	

COMMERCIAL ZONING DISTRICTS		
OL	OFFICE/INSTITUTIONAL LOW DENSITY	
OM	OFFICE/INSTITUTIONAL MODERATE DENSITY	
OCIL	OFFICE LIGHT COMMERCIAL LIGHT INDUSTRIAL	
NC	NEIGHBORHOOD COMMERCIAL	
CC	COMMERCIAL CENTER	
IL	LIGHT INDUSTRIAL COMMERCIAL DISTRIBUTION	
DCW	DUNNAGANS COMMERCIAL WALKING	
CCW	COLIGNY COMMERCIAL WALKING	

MIXED USE ZONING DISTRICTS		
PD-1	PLANNED DEVELOPMENT	
MMU	MARSHFRONT MIXED USE	
SMU	STONEY MIXED USE	
WMU	WATER-ORIENTED MIXED USE	

OTHER ZONING DISTRICTS		
PR	PARKS, RECREATION AND PUBLIC FACILITIES	
CON	CONSERVATION	

RESORT DEVELOPMENT ZONING DISTRICTS		
CFB	CENTRAL FOREST BEACH	
RD	RESORT DEVELOPMENT	

The upland boundary of the Conservation Zoning District corresponds to the OCRM Critical Line and therefore, is approximately co-terminus with all tidal wetlands and the upland boundary of the beach as defined in Section 8-1-112 of the Municipal Code and extends outward to the Town Jurisdictional Boundary as defined within Section 2-1-20 of the Municipal Code of the Town of Hilton Head Island, South Carolina. (Reference: LMO Section 15-4-203, Conservation District)

ATTACHMENT D

October 14, 2010

Community Development Department
One Town Center Court
Hilton Head Island SC29928

This letter is a request for rezoning two lots located at 2 and 4 Marina Side Drive, Hilton Head Island SC, shown on the plat attached. The current zoning is OL (Office Institutional Low Intensity). The request is to change to CC (Commercial Center).

A. Consistency with the Comprehensive Plan. This request for a zoning change to CC is consistent with the Comprehensive Plan. The request is for the property to be zoned CC is more in keeping with the commercial uses in the surrounding William Hilton Parkway area. The CC use fits the Comprehensive Plan's objective of having commercial property situated where it serves the Island residence and guests in a safe and efficient manner

The property at 2 Marina Side Drive was redeveloped within the last two (2) years by the owner prior to his death. The redevelopment significantly improved a long vacant run down restaurant to a Verizon store that is esthetically pleasing and adds to the commercial character of the surrounding properties.

The Land Use component of the Comprehensive Plan states that infill development in the commercial context should be a focus for future development. This rezoning request would allow that to happen. The Comprehensive Plan further indicates current zoning classifications should be reviewed and revisions made where necessary.

B. Compatibility with the present zoning and conforming uses of nearby property and to the character of the neighborhood. Surrounding properties include the Hilton Head Diner, a self-storage facility, and a miniature golf course. Across William Hilton Parkway is a gas/convenience store. Rezoning the subject parcels to CC would be in total compliance with the neighborhood.

Both lots lend themselves to CC zoning which is more consistent with that of surrounding properties. It is the highest and best zoning for use since it would produce a higher value in employment and tax revenues. There are three accesses from William Hilton Parkway, Marina Side Drive North and South and Yacht Cove Drive this assists in maintaining limited traffic congestion which is consistent with the Comprehensive Plan.

C. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment. The Verizon Building, (2 Marina Side Drive) is an existing facility dealing in retail sales and service of cell phones, accessories and communication contracts. That use is consistent with CC

ATTACHMENT D

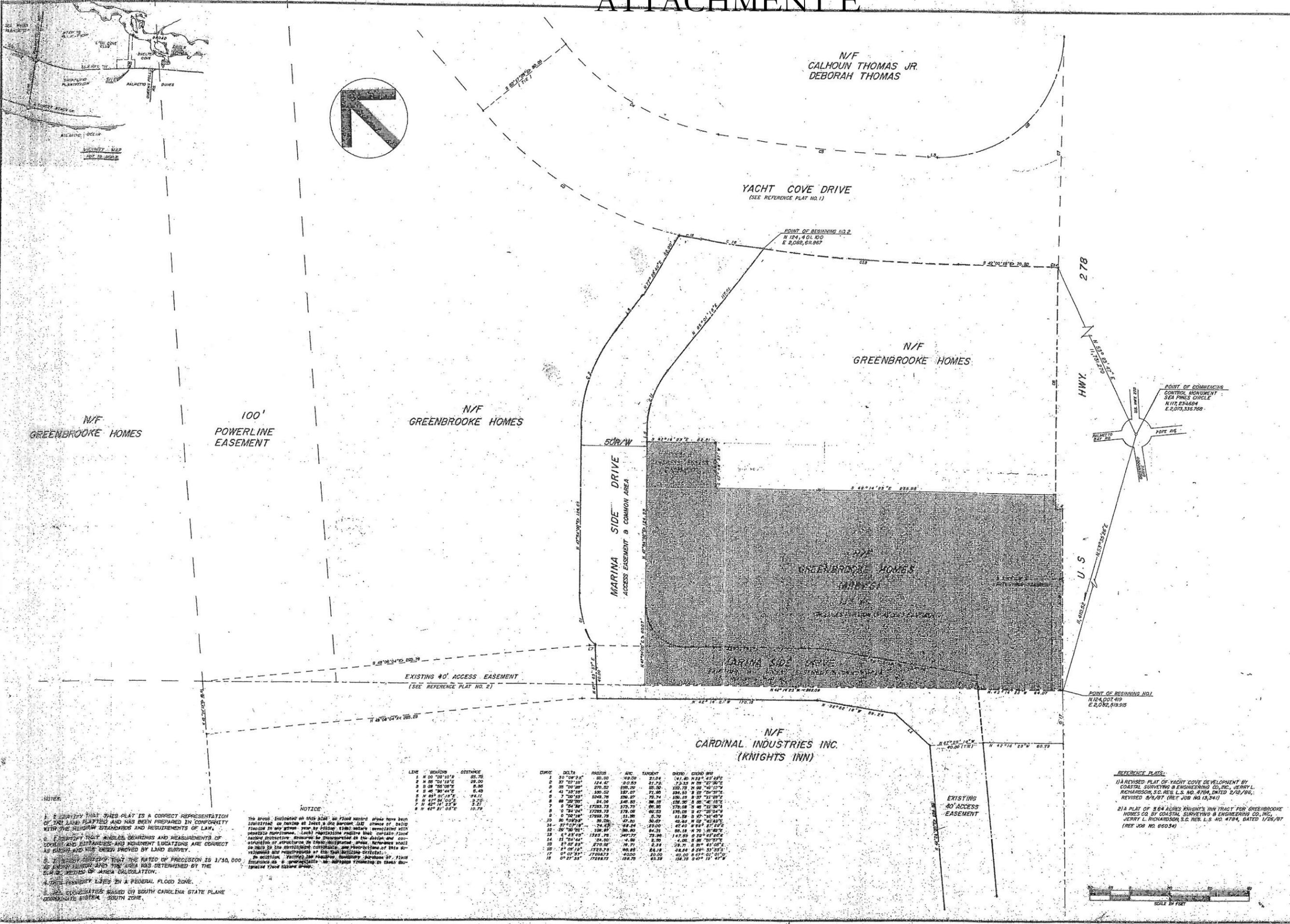
zoning. The property at 4 Marina Side Drive is vacant and is suitable for a CC zoning classification.

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. The property at 2 Marina Side Drive is a 1 acre site with a 2,800 square ft building that is currently being leased to Verizon for retail sales and service. The property at 4 Marina Side Drive is a 1.34 acre vacant lot on William Hilton Parkway. The property at 4 Marina Side Drive is suitable for infill commercial development.

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 amendment. There is currently a glut of empty office space on Hilton Head and rents have decreased in this economic climate. Including retail possibilities through rezoning will increase marketability. The rezoning will substantially increase the marketability of the property.

F. Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use. Documentation attached from Broad Creek Public Service District. The area has been developed for a number of years and storm water drainage is in and adequate. Water and sewer are available to the site. See attached.

ATTACHMENT E



A PLAT OF
MARINA SIDE
DRIVE

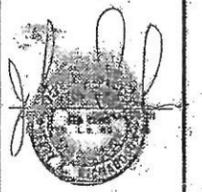
A SECTION OF
YACHT COVE

HILTON HEAD ISLAND
SOUTH CAROLINA

PREPARED FOR:
GREENBROOKE
HOMES COMPANY
& TEN-TEN-TWO
CORP FOR ARBY'S

RECORDED IN
THE OFFICE OF THE
CLERK OF COURT
BEAUFORT CO., S.C.
BOOK _____ PAGE _____

REPLACES PLATS IN
BOOK _____ PAGE _____



COASTAL SURVEYING &
ENGINEERING CO., INC.
HILTON HEAD ISLAND, S.C.

SCALE 1"=30'
DATE 6/1/87
FIELD CR. R.B.
OFFICE CR. R.P.
JOB NO. 87001
REVISIONS

REFERENCE PLATS:
1) A REVISED PLAT OF YACHT COVE DEVELOPMENT BY
COASTAL SURVEYING & ENGINEERING CO., INC., JERRY L.
RICHARDSON, S.C. REG. L.S. NO. 4784, DATED 2/15/86,
REVISED 6/1/87 (SEE JOB NO. 13,341)
2) A PLAT OF 8.64 ACRES KNIGHTS INN TRACT FOR GREENBROOKE
HOMES CO. BY COASTAL SURVEYING & ENGINEERING CO., INC.,
JERRY L. RICHARDSON, S.C. REG. L.S. NO. 4784, DATED 1/26/87
(SEE JOB NO. 86034)



NOTES:
1. I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
2. I HEREBY CERTIFY THAT ALL BEARINGS AND MEASUREMENTS OF CORNERS AND EASEMENTS AND MONUMENT LOCATIONS ARE CORRECT AS SHOWN AND HAS BEEN PROVED BY LAND SURVEY.
3. THE PRECISION OF THIS PLAT IS 1/10,000 AS DETERMINED BY THE AREA CALCULATION.
4. THIS PROPERTY LIES IN A FEDERAL FLOOD ZONE.
5. ALL COORDINATES BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE.

NOTICE:
The Gross Indicated on this plan is flood hazard areas have been identified on this plan as being a one percent (1%) chance of being flooded in any given year by rising tidal waters associated with storm surge. Local regulations require that certain flood hazard protective structures be constructed at the design and construction of structures in these designated areas. Homeowners should consult with the appropriate authorities for information on these requirements and regulations of the local jurisdiction.
In addition, Flood Hazard Insurance coverage of flood damage is a prerequisite for insurance financing in these designated flood hazard areas.

LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	N 00° 00' 00" E	65.70							
2	N 05° 01' 18" E	29.00							
3	S 08° 00' 00" W	0.50							
4	S 45° 30' 44" W	0.43							
5	N 85° 01' 18" E	24.10							
6	N 47° 54' 00" E	3.27							
7	N 45° 11' 25" W	5.27							
8	N 44° 21' 02" E	10.70							
9	S 74° 14' 12" W	1728.73							
10	S 70° 07' 28" W	1728.73							
11	S 70° 07' 28" W	1728.73							
12	S 70° 07' 28" W	1728.73							
13	S 70° 07' 28" W	1728.73							
14	S 70° 07' 28" W	1728.73							
15	S 70° 07' 28" W	1728.73							
16	S 70° 07' 28" W	1728.73							
17	S 70° 07' 28" W	1728.73							
18	S 70° 07' 28" W	1728.73							



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, C.M., *Town Manager*
VIA: Teri Lewis, AICP, *LMO Official*
FROM: Nicole Dixon, *Senior Planner*
CC: Charles Cousins, AICP, *Director of Community Development*
DATE: April 29, 2011
SUBJECT: Proposed Resolution
ZMA100007 – Verizon Wireless and Adjacent Vacant Property to the East

The Town's Land Management Ordinance (LMO), specifically Section 16-3-1506, requires that the denial of a rezoning request be done by resolution. The attached resolution has been prepared in the event that Town Council votes to deny ZMA100007. If the proposed amendment is adopted then the attached resolution becomes null and void.

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND DENYING THE APPLICATION FOR ZONING MAP AMENDMENT ZMA100007 WHICH REQUESTS AN AMENDMENT TO CHAPTER 4 OF TITLE 16, "THE LAND MANAGEMENT ORDINANCE" (LMO), OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, BY AMENDING SECTION 16-4-102, THE OFFICIAL ZONING MAP WITH RESPECT TO THE CERTAIN PARCELS IDENTIFIED AS PARCEL 161 AND PARCEL 166 ON BEAUFORT COUNTY TAX MAP 11 FROM OL (OFFICE/INSTITUTIONAL LOW DENSITY) TO THE CC (COMMERCIAL CENTER) ZONING DISTRICT.

WHEREAS, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance ("LMO"); and

WHEREAS, the Planning Commission held a public hearing on said zoning map amendment application on March 16, 2011, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted unanimously to find the application consistent with the Comprehensive Plan and serves to carry out the purposes of the LMO; and

WHEREAS, the Planning and Development Standards Committee held a public meeting on April 27, 2011 to review said zoning map amendment application, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning and Development Standards Committee, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted 2-1 to recommend that Town Council deny the proposed zoning map amendment application; and

WHEREAS, after due consideration of said zoning map amendment application and the recommendations of the Planning Commission and the Planning and Development Standards Committee, the Town Council, upon further review, now finds that the requested zoning map amendment does not meet the criteria as set forth in Section 16-3-1505 of the LMO.

NOW, THEREFORE, BE IT, AND HEREBY IT IS, RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THAT THE TOWN COUNCIL HEREBY DENIES APPLICATION FOR REZONING ZMA100007.

MOVED, APPROVED, AND ADOPTED ON THIS _____ DAY OF _____, 2011.

Drew A. Laughlin, Mayor

ATTEST:

Victoria L. Pfannenschmidt, Acting Town Clerk

Approved as to form:

Gregory M. Alford, Town Attorney

Introduced by Council Member: _____