



Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, December 5, 2012
9:00a.m. Benjamin M. Racusin Council Chambers
AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes - Regular Meeting November 21, 2012**
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
Public Hearing
PPR120007 – Application for Public Project Review from the Town of Hilton Head Island to construct a linear park connecting the proposed Shelter Cove Waterfront Park with Collier Beach Park that will include multi-purpose pathways and boardwalks, parking improvements, restroom facilities and emergency access. *Presented by: Shawn Colin*
- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Reports**
- 13. Staff Reports**
- 14. Adjournment**

Please note that a quorum of Town Council may result if four or more of their members attend this meeting.

Upcoming Meetings

- 1) Regular Planning Commission Meeting- December 19, 2012 at 3:00p.m.
- 2) Regular Planning Commission Meeting - January 2, 2012 at 9:00.a.m.

1 **TOWN OF HILTON HEAD ISLAND**
2 **Regular Planning Commission**
3 **Wednesday, November 21, 2012 Meeting**
4 **3:00p.m – Benjamin M. Racusin Council Chambers**

DRAFT

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7
8 Commissioners Present: Chairman Gail Quick, Vice Chairman Tom Lennox,
9 Alex Brown, Jack Docherty, Bryan Hughes and Barry Taylor

10
11 Commissioners Absent: Terry Ennis, David Bennett, and Brian Witmer

12
13 Town Council Present: None

14
15 Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator
16 Suzanne Brown, Addressing Technician
17 Kathleen Carlin, Secretary
18

19
20 **1. Call to Order**

21 **2. Pledge of Allegiance to the Flag**

22 **3. Roll Call**

23 **4. Freedom of Information Act Compliance**

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

26 **5. Approval of Agenda**

27 The agenda was **approved** as presented by general consent.

28 **6. Approval of Minutes**

29 The Planning Commission **approved** the minutes of the November 7, 2012 meeting as
30 presented by general consent.

31 **7. Appearance by Citizens on Items Unrelated to Today's Agenda**

32 None

33 **8. Unfinished Business**

34 None

35 **9. New Business**

36 **Public Hearing**

37 **Access Easement Naming Request** – Ms. Lorena Chavira has applied to name a new access
38 easement. The easement will be located off of Wiley Road and will provide access to new
39 residential units. The proposed name is Sapos Place. Chairman Quick opened the public
40 hearing for the application and requested that the staff make their presentation.

41
42 Ms. Suzanne Brown made the presentation on behalf of staff. The staff recommended that the
43 Planning Commission *approve* the Sapos Place access easement application based on the
44 Findings of Fact and Conclusions of Law stated in the Land Management Ordinance.
45

1 Ms. Brown presented an in depth overhead review of the application including an aerial map,
2 an address map, and a neighborhood map. Ms. Chavira has proposed the new access easement
3 name of Sapos Place which will provide access to two new mobile homes. Sapos is the Spanish
4 word for frog. In the area of Mexico where Ms. Chavira is from, the frog is a sign of good luck
5 or good fortune. Ms. Chavira would like to bring a piece of her heritage to the island. The
6 name Sapos Place does not conflict with other road names in the county. There are limited
7 addresses available on Wiley Road and this will give each home a unique number. Ms. Brown
8 presented a brief review of the Findings of Fact and Conclusions of law. The Planning
9 Commission thanked Ms. Brown for her presentation.

10
11 Chairman Quick then requested public comments and none were received. Chairman Quick
12 stated that the public hearing for this application is closed. The Planning Commission briefly
13 discussed the application. Following final comments, Chairman Quick requested that a motion
14 be made.

15
16 Commissioner Taylor made a **motion to approve** Access Easement Name Request application
17 STRNM120002 as presented by the staff. Commissioner Docherty **seconded** the motion and
18 the motion **passed** with a vote of 6-0-0.

19
20 **10. Commission Business**

21 None

22 **11. Chairman's Report**

23 Chairman Quick stated her appreciation to Mr. Shawn Colin and Mrs. Jayme Lopko for their
24 assistance with the staff's excellent Continuing Education Program.

25 Chairman Quick presented statements with regard to the role of the Planning Commission and
26 its operating procedures. Chairman Quick requested that the Planning Commissioners give
27 some thought to both the role of the Planning Commission and its operating procedures.
28 Chairman Quick stated that she will present additional information on this topic at a future
29 date.

30 Vice Chairman Lennox also expressed his appreciation to the staff for their assistance with the
31 Continuing Education Program. Vice Chairman Lennox stated his agreement with the
32 importance of a well-educated Planning Commission.

33 **12. Committee Reports**

34 None

35 **13. Staff Reports**

36 None

37 **14. Adjournment**

38 The meeting was adjourned at 3:15p.m.

39
40 Submitted By:

Approved By:

41
42 _____
43 Kathleen Carlin
44 Secretary

41
42 _____
43 Gail Quick
44 Chairman



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT PUBLIC PROJECT REVIEW

Case #	Name of Project	Public Hearing Date
PPR120007	Chaplin Linear Park	December 5, 2012

Parcel Data and Location	Applicant
Properties running from Shelter Cove Park along Broad Creek connecting across William Hilton Parkway through Chaplin Community Park to Collier Beach Park.	Jennifer Ray Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928

Application Summary

Application for Public Project Review from the Town of Hilton Head Island to construct a linear park that will connect the proposed Shelter Cove Waterfront Park, approved as PPR120003 in June 2012, and existing Shelter Cove Park, approved as PPR040003 in 2004 with Collier Beach Park, approved as PPR-01-99 in 1999. The park would include a pathway system, parking improvements, restrooms and beach access amenities. Areas receiving previous Public Project Review approvals from the Planning Commission are not subject to this review.

Staff Recommendation

Staff recommends the Planning Commission find this application to be compatible with the Town's Comprehensive Plan for location, character and extent based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background:

The concept of developing a linear park mid-Island in the Chaplin area has been recommended in multiple plans adopted the Town as a guide to development. The Chaplin Area Initiative Plan was adopted in 2002 and recommends that the Town create a passive linear park system linking the Town-owned lands to provide access to residential and commercial developments along Broad Creek to extend to Shelter Cove. The 2002 Broad Creek Management Plan also recommends acquiring properties along Broad Creek for open space and recreation purposes. In 2010, when the Town adopted the most recent Comprehensive Plan, Chaplin Linear Park was identified as a

future park facility in the Chaplin area. As a result, the Town has acquired the majority of properties needed to develop the linear park.

The redevelopment of the Mall at Shelter Cove offers the opportunity to leverage public and private investment to create Chaplin Linear Park. The proposed Shelter Cove Waterfront, Park approved as PPR120003, would anchor the park on one end and Collier Beach Park, approved as PPR-01-99 on the other and provide a unique beach to creek experience. In pursuit of this opportunity, Town Council identified Chaplin Linear Park as a “2012 Target for Action” and approved moving forward with the design, permitting and construction of the park.

The public hearing for this application was originally scheduled for October 17, 2012. All public comments received for that public hearing are being provided with this report and will be entered into the public record for the rescheduled public hearing on December 5th.

Description of Project:

The project is located in the Shelter Cove and Chaplin areas as shown on Attachment “A”. It would link the proposed Shelter Cove Waterfront Park with Collier Beach Park through the use of multi-purpose pathways, boardwalks and pedestrian bridges that take advantage of the natural resources of the project area, highlighting scenic views and increasing access to open space that creates the opportunity for environmental education and recreational experiences. The project will also include parking and restrooms at various locations, including Shelter Cove Lane and off Burkes Beach Road. An at-grade crosswalk is proposed at the road crossing at Singleton Beach Road. The project will be designed to minimize impacts on natural resources and enhance the quality of open spaces and character of the Chaplin area.

Location, Character, and Extent:

LMO Section 16-3-1201. Applicability and Purpose

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

Summary of Facts and Conclusions of Law:

Findings of Fact:

- Notice of the Public Project Application was published in the Island Packet on Sunday, October 21, 2012 as set forth in LMO 16-3-110 and 16-3-111.
- Notice of the Public Project Application was posted and mailed as set forth in LMO 16-3-110 and 16-3-111.
- A public hearing is being held on, December 5, 2012 as set forth in LMO 16-3-1204A.

- The Commission has authority to render their decision reached here in LMO Section 16-3-1204.

Conclusion of Law:

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

Summary of Facts and Conclusions of Law:

Findings of Facts:

The adopted Comprehensive Plan addresses *the location, character and extent* of this project in the following areas:

Natural Resources Element

Implication for the Comprehensive Plan 3.3 – Positive Impacts of Environmental Preservation on Quality of Life

The Town acquires property and creates parks to provide open vistas, increase open space opportunities, and enhance and support mental and physical health and a high quality of life for the public.

Goal 3.3 – Protect Quality of Life through Environmental Preservation

- D. The goal is to preserve open space (including improvement and enhancement of existing).

Community Facilities:

Implication for the Comprehensive Plan 6.3 – Transportation Network

While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.

Implication for the Comprehensive Plan 6.10 – Capital Improvement Program

The link existing between the Capital Improvement Program and the Comprehensive Plan helps ensure public investment in municipal facilities and infrastructure is coordinated with the Town’s projected growth and development.

Goal 6.3 – Transportation Network

- A. The goal is to provide a transportation network that includes opportunities for roadway, pathway, water-based and air-based transportation to and on the Island.
- D. The goal is to have a pathway network that provides for recreational opportunities as well as an alternative means of transportation to and on the Island.

Goal 6.10 – Capital Improvement Program

- A. The goal is to have a Capital Improvement Program that is grounded in the Town’s Comprehensive Plan.

Implementation Strategy 6.3 – Transportation Network

C. Continue to expand the Island’s pathway network.

Transportation Element:

Implication for the Comprehensive Plan 9.4 - Pathway Network

Pathways do not currently serve all areas of the Island. The Town should continue to move forward with construction of pathways to connect these areas.

Implication for the Comprehensive Plan 9.4 - Pathway Network

While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.

Implication for the Comprehensive Plan 9.4 - Pathway Network

There may be potential benefits of linking private community pathways to destinations such as shopping and entertainment centers immediately adjacent to the PUDs via pathway connections or secondary access points. This could have the potential to reduce the number of automobile trips on Island roadways, reduce the parking area required to accommodate customers and integrate the PUDs and non PUD areas.

Goal 9.4 – Multi-Use Pathways

A. The goal is to expand the pathway network to provide pedestrians, bicyclists, and other users of non-motorized transit with safe and efficient infrastructure to connect residential and tourist areas to school, parks, commercial areas, and potential off-Island connections.

Implementation Strategy 9.4 – Multi-Use Pathways

A. Expand the Island’s Multi-Use Pathway System to connect all appropriate land uses such as parks, schools, open spaces, and beach access facilities on the Island along with residential and commercial destinations.

Recreation Element

Goal 10.1 – Recreation Needs

A. Continue to expand the public recreation system by providing adequate facilities to meet the needs of a broad spectrum of the Island population (including visitors) while maintaining sensitivity to the specific needs of the Island.

Goal 10.3 – Protection of Unique Features

A. Acquire conservation and park lands as a means to preserve natural and cultural resources for educational, interpretive, and passive recreation uses.

Goal 10.4 – Pathways

A. Continually make improvements to the existing pathway system and provide new pathway links.

Implementation Strategy 10.1 – Recreation Needs

- D. Include within the parks system a combination of all park types and strive to achieve the park guidelines stated in the recreation element of the Comprehensive Plan by providing the number of future parks needed based on population projections.

Table 9.4 – Future Parks and Suggested Facilities and Locations

Table 9.4 of the Comprehensive Plan Recreation Element lists Chaplin Linear Park as a future linear park in the Chaplin area.

Chaplin Initiative Area Plan

Goal 8a: Provide a system of park, open space and other recreational facilities that take advantage of Chaplin Initiative Area’s natural resources and location to attract recreational users.

Goal 8b: The Town should continue to build recreational parks, beach access parks and provide for open space and scenic vistas in the Chaplin Area.

Goal 8c: The Town should create a passive linear park system linking Town-owned lands and providing access to residential and commercial developments along the Broad Creek and extend to Shelter Cove.

Conclusions of Law:

For the Location of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Natural Resources, Community Facilities, Transportation and Recreation Elements for the location of this project.
- This proposed project would provide a linear park connecting Shelter Cove Waterfront Park to Collier Beach Park in the Chaplin area.
- The park would result in increased access between compatible land uses located in the Shelter Cove and Chaplin areas.
- The proposed project would complete a new section of the Island’s pathway that did not previously exist in this area.

For the Character of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Natural Resources, Community Facilities, Transportation and Recreation Elements for the character of this project.
- The park would become a signature park in the Chaplin area that would enhance the character of the area to help leverage private investment.

- The proposed park would provide opportunities for education and learning experiences about the creek, marsh and ocean environments.
- The proposed linear park would increase open spaces experiences by highlighting views of Broad Creek, the Folly and the Atlantic Ocean.
- The proposed park would provide opportunities for residents and visitors to enhance mental and physical health and enjoy a high quality of life.
- The proposed park will increase diversity in the types of parks on the Island as the first linear park.
- The park is currently included in the Town's Capital Improvements program as a result of the recommendation in the Town's Comprehensive Plan and appendices.

For the Extent of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Natural Resources, Community Facilities, Transportation and Recreation Elements for the extent of this project.
- The proposed park would include a new pathway connection between the Shelter Cove area, the Chaplin area and the beach through the use of an integrated system of multi-purpose pathways, boardwalks and pedestrian bridges.
- The proposed park would provide for recreational and educational opportunities as well as an alternative means of transportation from Shelter Cove, along Broad Creek, through Chaplin Park and to Collier Beach Park.
- The proposed park would provide parking and restroom facilities in Chaplin Park area and the Shelter Cove area to ensure that adequate facilities are available to beach goers and park users.

LMO Official Determination

Determination: Staff determines that this application is compatible with the Comprehensive Plan for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion:

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

PREPARED BY:

SF

Shea Farrar
Senior Planner

November 26, 2012

DATE

REVIEWED BY:

TBL

Teri B. Lewis, AICP
LMO Official

November 26, 2012

DATE

REVIEWED BY:

JL

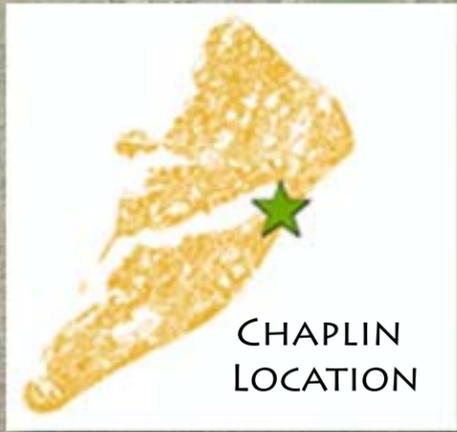
Jayne Lopko, AICP
Senior Planner and PC Coordinator

November 26, 2012

DATE

ATTACHMENTS:

- A) Project Map
- B) Public Comments



CHAPLIN
LOCATION

BROAD
CREEK

CHAPLIN
COMMUNITY
PARK

BURKES BEACH ROAD

SINGLETON BEACH ROAD

COLLIER
BEACH
PARK

ATLANTIC
OCEAN

SHELTER
COVE
PARK

SHELTER COVE LANE

WILLIAM HILTON PARKWAY

PALMETTO DUNES RESORT

MALL AT
SHELTER
COVE

LEGEND

-  LINEAR PATHWAY SYSTEM
-  PARKING AND OTHER AMENITIES

CHAPLIN LINEAR PARK LOCATION MAP

PPR120007

OCTOBER 19, 2012

TOWN OF HILTON HEAD ISLAND



Memo

To:	Planning Commission
VIA:	Charles Cousins, Director of Community Development
FROM:	Shawn Colin, AICP, Comprehensive Planning Manager
Date:	October 10, 2012
Re:	Chaplin Linear Park PPR Supplemental Information

Attached to this memo, please find various comments and concerns submitted by several property owners within the Collier Beach Park area relating to the general design/development of Collier Beach Park, as well as the proposed improvements associated with Chaplin Linear Park which will extend to Collier (i.e. the Boardwalk). A Public Project Review of the general design/development of Collier Beach Park was completed on April 7, 1999 and has been successfully litigated by the Town in Singleton Place Homeowners Association, Inc., et al. vs. The Town of Hilton Head Island, et al., 2010-UP-551 (Ct.App. 2010). The resulting Court of Appeals opinion is attached hereto. The property owners have raised the same challenges in the attached emails as they had previously raised in the appellate case. In the appellate case, the Town won easement rights and was granted permits for the development of Collier Beach Park. In short, these matters, including the property owners' comments and concerns, have already been formally decided in Public Project Review and by the South Carolina Court of Appeals.

As such, your review at this point is limited to Public Project Review of Chaplin Linear Park components, including the Boardwalk to Collier Beach Park, and any matters involving the general design/development of Collier Beach Park are outside your scope of review. In connection with this, it should be noted that the Boardwalk will only lessen the concerns of the property owners, in that it will operate to reduce vehicle traffic in Collier Beach Park.

Accordingly, while we feel it appropriate to submit these comments to you for record purposes, please review the attached comments with the above in mind. In the event that the property owners press this issue and proceed with an appeal concerning the design/development of Collier Beach Park, we feel confident that any appeal would be dismissed as having already been litigated. In the spirit of full transparency these comments, along with additional information submitted by Dr. Chris Marsh and Christopher Creed, are delivered to the Planning Commission.

Attachment 1: Chaplin Linear Park PPR - Collier Beach Park Comments

Attachment 2: Chaplin Linear Park PPR Public Comments

Attachment 3: Singleton Place Homeowners Association, Inc., et al. vs. The Town of Hilton Head Island, et al., 2010-UP-551 (Ct.App. 2010). Court of Appeals opinion

Attachment 4: Supplemental Information from Dr. Chris Marsh and Christopher Creed

From: [Julie Hallquist](#)
To: [Farrar, Shea](#)
Subject: Collier Beach Park
Date: Wednesday, October 03, 2012 4:24:19 PM
Attachments: [Position Paper for Collier Beach Park \(endorsement\).docx](#)
[Singleton-CollierHHL.pdf](#)
[Dr. Chris Marsh, Lowcountry Institute.docx](#)
[Coastal Engineering no photos.docx](#)

Shea,

Please distribute to all Planning Commission members the attached position paper from the Folly Inlet Initiative; letter from Todd Ballantine; letter from Dr. Chris Marsh; and the coastal engineering report from Olsen Engineering.

I've been copied the numerous emails that you have been sent and there will probably be several more to come. I trust these will also be included in the packet to all planning commission members.

Would still appreciate the opportunity to meet with some of the planning members prior to the 17th.

Regards,

Julie Hallquist


FOLLY INLET INITIATIVE POSITION PAPER FOR COLLIER BEACH PARK

INTRODUCTION:

The “Folly Inlet Initiative” is a coalition of neighborhoods, organizations and concerned individuals who have serious and realistic objections to the current plans proposed by the Town of Hilton Head for Collier Beach Park. While we unanimously support a public park, we feel the Town has been short-sighted in not realizing the ecological importance of the Folly Inlet and the fragility of the Collier Beach Park land mass. The Town has an opportunity — we feel an obligation—to preserve Collier Beach in its natural state for future generations.

Collier Beach Park is located in an unstablized inlet zone and is highly vulnerable to storm surges, equinoctial tides and large rain events. Often flooding to the depths of 2 to 3 feet, runoff and point source pollution are concerns to the entire Folly Watershed. Reports from Olsen Coastal Engineering and leading environmentalists and conservationists support that the Collier Beach land mass should be left in its natural state with no permanent structures. The proposed Collier Beach handicap parking, restroom and changing facilities and vehicular turnaround should not be considered for this site.

SOLUTIONS:

There are logical, environmentally sound and cost saving solutions that remove the impact from Collier Beach Park and focus all park structural amenities to a larger, more environmentally stable, Burkes Beach Park. Collier Beach should be developed as Hilton Head’s first ‘zero impact, sustainable park’.

SUPPORT FOR BURKES BEACH PARK:

- Burkes Beach Park provides over three times more acreage --10 acres compared to 3 acres--and beach frontage—1800ft compared to 500ft-- than Collier Beach and is comprised of higher, stable and buildable ground.
- Proposed boardwalk from Burke’s Beach to Collier Beach directly links access to restrooms, changing facility and handicap/general parking.
- Larger area allows for a significant “full service” beach entrance with drop off and turnaround.
- Cost savings from not developing Collier Beach would make funds available now for observation tower and/or nature center.
- Burkes Beach is the logical beach destination for the Shelter Cove Linear Park with boardwalk access to Collier. Proposed observation tower and nature center will become the ‘beacons’ for the Linear Park.
-

- Boardwalk across Folly Inlet rather than the marsh would have significantly less environmental impact on tidal marsh.
- Pedestrian and bicycle access to Collier Beach by a boardwalk is much safer than current access on Singleton and Collier Beach Roads.
- Chaplin Park's amenities of ball fields, tennis courts, basketball, playground, showers, restrooms, and parking are directly adjacent.
- Offers connectivity to all nearby beaches including Driessen Beach, Folly Field, Islander, and Collier Beach.
- Boardwalk from Burkes Beach to Collier Beach joins Hilton Head's north and south beaches providing an uninterrupted 12 mile beach ride, run or walk.
- Burke's Beach Plan allows Collier Beach to become a new pedestrian and bicycle destination without adding more vehicular traffic to Singleton Beach neighborhoods.
- Boardwalk provides an interactive learning & observing experience over the Folly Inlet with stopping points for recreation and study through interpretive signage.
- Easy and direct access on public roads to and from Hwy 278.
- Provides a natural embarkation point for study groups, student groups, turtle watch, birding and others to access the Folly marshes and Collier Beach via boardwalks
- Lower maintenance costs without redundant amenities

SUPPORT FOR NOT DEVELOPING COLLIER BEACH PARK:

- 2006 Traffic study shows between 540-750 car trips per day through the Singleton Place neighborhood.
- Adding a vehicle turnaround and restroom/changing facility would increase traffic substantially.
- Pedestrian and bicycle traffic during the peak summer months is estimated between 300 to 500 people per day.
- Collier Beach Road is narrower than a 'secondary access road' and cannot safely handle large volumes of vehicular and pedestrian traffic.
- There are already 5 beach parking lots with handicap access and restrooms within 2 miles and the new facilities at Burkes Beach will be 800 ft away.
- Collier Beach entrance is difficult to find, meandering through a private neighborhood while Burkes Beach may be directly accessed on a public road from Hwy 278.
- Collier Beach's isolated location will threaten security of entire neighborhood.
- Between 25 to 100 cars per day turnaround in the first 4 driveways looking for beach parking.
- Singleton Beach Road should be re-aligned at Castnet to direct flow to new beach parking and amenities at Burkes Beach.

.... *"They paved paradise and put up a parking lot!"*.....

Folly Inlet Initiative

Endorsement

I/We support the Folly Inlet Initiative Position Paper and agree that Collier Beach Park should be developed with zero impact and preserved for generations to come.

Name (please print)

Organization/Position

Signature

From: Chris Marsh [REDACTED]
Sent: Wednesday, July 11, 2012 1:30 PM
To: charlesc@hiltonheadislandsc.gov
Cc: 'Terry Herron'
Subject: suggestion about Collier Beach area

Dear Mr. Cousins,

After meeting with Mr. Terry Herron who lives at the end of Singleton Beach Drive about public access along this section of beach, I started thinking about some of the environmental considerations for a public access plan. I recognize that my initial comments are being made without the benefit of all the information your team has already amassed, but thought it might be useful to you to at least share some of them. For 14 years I have worked closely with Jim Chaffin, who mentored by Charles Frazer in the 1960's, and so like to participate in community level planning.

#1: As you approach beach use and public access, I suggest taking an analogous approach as the new urbanism does. By that I mean, consider having some areas being easily accessible and have concentrated use while other areas will receive lower density use because people have to walk or bike a ways to get to them. One of the key components of the Hilton Head experience, compared to other beach developments, is that a visitor can still feel like they are on a sea island, rather than on a typical tourist beach. Therefore, provide public access all along the beach, but some of these access areas could target people on bicycles rather than parking lots behind the dunes. These beaches would be marked as such and would be part of the marketing of the Hilton Head experience. I think access via Singleton Beach Road could be one of these places, if there were a way to allow bikes to travel north up to Burke's Beach across Folly Inlet. (see comments under #3)

#2: I am concerned about the low elevation of the Singleton Beach Road in terms of rising sea level. My opinion is that our region is likely to experience major impacts by modest rises in sea level due to our high tidal amplitude, and this road would require major improvements (raised in height by at least 3-5 feet) during the next 50 years. If it were maintained primarily as a bike path, then this future expense would not be the Town's responsibility. In contrast, Burke's Beach Road is already established on higher elevation and does not experience regular washovers as is the case for Singleton Beach Road.

#3) In addition to experiencing the beach, one of the special places that residents and tourist enjoy is in a salt marsh with firm-bottomed tidal creeks, such as the one located in Folly Inlet. This marsh system should be viewed as an amenity in the same way as the beach is. Unlike the marsh on the SW side of Singleton Beach Road which has an intrusive boardwalk crossing it, Folly Inlet still maintains its natural look. Rather than building an extensive board walk through this marsh, I suggest constructing a high arching bridge-like boardwalk that begins just above the rip-rap on Collier Beach and then goes across to the Burke's Beach side at a location in line with the region in back of the dunes. I would construct it with "break away" deck sections that could be easily replaced if/when it were to be overwashed by a very severe storm (vs. bolting them so tightly to the supporting uprights that they are broken or pushed over). This would provide a way for people on bikes and on foot to traverse freely between Burke's Beach and

Collier Beach without incurring the expense of improving Singleton Beach Road in coming years and maintaining a parking lot that would serve a very limited number of people. It would be far more cost effective to add more parking to the Burke's Beach side and let them walk or ride to this destination.

The net result of these actions would be that it would (a) allow easy public access to the Collier Beach area, (b) not deface the marsh experience with an extensive boardwalk system in Folly Inlet, and (c) not incur the high expenses for a relatively low return by trying to maintain a limited number of parking areas across a questionable roadway. It would work to maintain the original Hilton Head sense of place by having some beaches less occupied than others. If this approach were taken, this could be part of a greater beach bike route that would encourage people to bike from Coligne Circle all the way up to Burke's Beach and then back via one of the inland routes.

I hope you find these comments helpful and best of luck with this project,

Chris

Chris Marsh, Ph.D.

Executive Director

LowCountry Institute

40 Mobley Oaks Lane

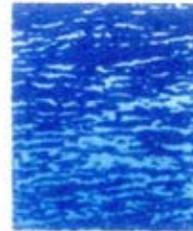
Okatie, SC 29909

(843) 987-4154



August 27, 2008

Mr. William C. Eiser
Assistant Director, Regulatory/Programs
SCDHEC-OCRM
1362 McMillan Ave.
Suite 400
Charleston, SC 29405



Coastal Engineering

Re: Reclassification of the Singleton Beach Shoreline on Hilton Head Island, SC from an "*Unstabilized Inlet Zone*" to and "*Stabilized Inlet Zone*"

Mr. Eiser:

We respectfully request that this letter be added to the record for the Public Hearing held at the Town of Hilton Head Island on July 29, 2008 regarding the resetting of the OCRM Baseline and Setback Line along Hilton Head Island. The information herein is specifically related to the Town of Hilton Head Island's position regarding OCRM staff determination that the small terminal groin at the Folly inlet on the Atlantic Ocean shoreline of Hilton Head Island has stabilized the shoreline immediately south of the inlet sufficient to justify a reclassification of that shoreline from an *Unstabilized Inlet Zone* to an *Stabilized Inlet Zone* for the purposes of resetting the OCRM Baseline along this reach of shoreline. As the coastal engineering consultant to the Town of Hilton Head Island and the engineer-of-record for the design, construction, and maintenance to date of the small terminal groin in question at the Folly, we do not agree with this determination.

It is our opinion that the configuration of and apparent modest, short-term stability afforded by that structure are not sufficient to describe the area as "stable" for the purposes of resetting the OCRM Baseline at a more seaward location. The single terminal groin provides only marginal stability to the Folly Inlet channel and immediate adjacent shoreline south thereof and cannot be relied upon to ensure long-term stability to the Singleton Beach shoreline. Even with reasonable management, the configuration of the groin and sand spit upon which Singleton Beach is sited is highly vulnerable to the effects of continued inlet channel migration and possible storm related changes to the Folly inlet and associated adjacent barrier beach features.

olsen
associates, inc.

4430 Herschel Street
Jacksonville, FL 32210
(904) 387-6114

Page Two of Six
Mr. William C. Eiser
August 27, 2008

Based upon review of available historical aerial photographs representing the last 57 years (1951 to 2008), there has been a strong north to south migration of the Folly inlet. This migration has been due to the combined effects of regional shoreline recession, storm impacts, and inlet channel migration.

Recognizing the highly dynamic nature of the Folly inlet channel and the continued trend of southward migration, the Town of Hilton Head Island in 1997 permitted and constructed a small terminal groin on the south side of the inlet on Town owned property. The purpose of this terminal groin was to (1) to allow sand placement during beach fill to occur closer to the Folly along the Singleton Beach shoreline than was allowed during the 1990 project, (2) to remove armoring and relict building foundations which had littered the shorefront for decades, and (3) to protect the adjacent publicly accessible upland area from a rapid southward migration of the Folly Inlet channel. It was not designed nor has it completely stabilized the Folly inlet channel or the adjacent shoreline to the south.

The southward migration trend of the inlet channel continues to exist today and works to erode the area around the terminal groin. The absence of a terminal groin on the north side of the inlet channel which would prevent the influx of sand to the inlet from the north, contributes to continued southward migration pressure and unstable inlet condition. Evidence of the problematic conditions associated with the continued southward migration of the channel materialized in 2005-06 as the channel worked to "flank" the small rock structure at its landward end. In an attempt to address this problem, the Town obtained an OCRM permit for and constructed in 2006 a 125-ft landward extension of the groin. Due to its limited service life, the success of this structure modification has not been proven. That is to say, it is not considered a permanent solution to an ever-evolving condition.

To briefly summarize the recent history of the Folly and demonstrate the highly dynamic nature of the general area, **Figure 1** depicts the condition and configuration of "The Folly" and Singleton Beach shoreline at various dates between 1951 and 2008.

Page Three of Six
Mr. William C. Eiser
August 27, 2008

Of particular interest in these photographs are the following:

- 1) The position of The Folly inlet and shoreline in 1951 relative to subsequent periods,
- 2) The settlement of the area between 1955 and 1965 and the location of roads and houses,
- 3) The landward retreat of the Singleton Beach shoreline and the southward migration of "The Folly" inlet channel,
- 4) The loss of most of the original structures at Singleton beach by the time of the 1987 photograph. It is believed that most of these houses were lost to erosion during the late 1970's and early 1980's,
- 5) The highly eroded shoreline condition in 1987 (pre-nourishment),
- 6) The construction of the terminal groin on the south side of the inlet in 1997, and
- 7) The continued southward migration of the inlet channel subsequent to 1997.

Although beach conditions along the Singleton Beach shoreline have improved since 1997 compared to pre-1997 conditions, the potential for southward Folly inlet channel migration continues and the Singleton Beach shoreline remains vulnerable to potential channel migration and beach erosion. The trend of southward migration increases the potential for significant and unpredictable changes to the inlet channel during a major storm event. Given the potential for southward migration, it is not unreasonable to expect the inlet channel could be relocated to the south side of the structure during a modest storm and storm surge event. As such, the area cannot be regarded as "stable".

Position Statement

Accordingly, the Town respectfully requests that the Singleton Beach shoreline continue to be classified by OCRM as an *Unstabilized Inlet Zone* and that the OCRM Baseline along this area remain unchanged from its 1999 location. The position is supported by discussion above and the additional following facts.

- 1) The average elevation of the south-side barrier spit, behind the primary dune system is only about +6 ft relative to the NAVD88 datum. This is essentially equivalent to the predicted still water elevation for a 10-yr return period storm (Scheffner and Mack, 2004). As such, the entire barrier spit is highly vulnerable to inundation and overtopping from storm surge and waves, from both the seaward and landward sides, during even a modest storm event. This could lead to a complete relocation of the Folly inlet channel, possibly to the south side of the terminal groin.
- 2) Since 1997, Hilton Head Island has not been impacted by a storm that would be equivalent a 10-yr return period event. As such, the effectiveness of the terminal groin at the Folly to retain the inlet channel in its current position has not been tested sufficiently to understand how the area may respond to such an event.
- 3) The crest elevation of the groin (+5 ft, NAVD) and barrier beach are too low to prevent possible flanking of the structure during only a modest storm event and possible shifting of the tidal channel to the areas south of the structure.
- 4) The continued pressure associated with the southward migration of the Folly inlet channel makes the possibility of a break of the barrier island to the immediate south highly likely during a storm event. In the event the channel were to flank the Folly groin and realign itself of the south side of the groin, the effects would be devastating to the barrier land mass on the south side of the groin and the Singleton Beach shoreline. Development on that barrier would be susceptible to the same fate as buildings constructed near the Folly during the 1950's and 1960's.
- 5) The State of South Carolina reports the erosion rate along this reach of shoreline to be -5.6 feet per year. This does not suggest that the shoreline is "stable". Any reduction in future nourishment efforts would jeopardize shoreline and beach system position at this location. The Folly groin will not

Page Five of Six
Mr. William C. Eiser
August 27, 2008

provide sufficient stability to the Singleton Beach shoreline to offset a reduction in future sand nourishment volume.

- 6) Although the beach has been maintained south of the structure since 1997, the "stability" of the Singleton Beach shoreline has only been maintained through sand nourishment. There are many factors that could impact future beach renourishment projects and the Town's ability to artificially support this or any other particular shoreline reach. In order to avoid a landward translation of the entire beach system at this location, future renourishment will be required.
- 7) Seaward movement of the baseline in this area would allow further development of area in a highly vulnerable and unstable inlet zone.
- 8) The dynamic history of this inlet suggests that change is likely. There are many factors that could impact the Town's ability to ensure that the Folly will maintain its current position.

We respectfully request that you consider the information provided herein and reverse your decision to reclassify the Singleton Beach shoreline on Hilton Head Island from *Unstabilized Inlet Zone* to and *Stabilized Inlet Zone*. We also request that the existing OCRM Baseline not be revised from its 1999 position along this reach of shoreline.

Sincerely,



Christopher G. Creed, P.E. (SC 23064)
Senior Coastal Engineer

/attachment (Figure 1 – 3 pages)

Page Six of Six
Mr. William C. Eiser
August 27, 2008

Cc: Gregg Alford, Esq.
Scott P. Liggett, P.E. – Town of Hilton Head Island
Charles Cousins – Town of Hilton Head Island

Reference:

Scheffner, N.W. and C. Mack. 2004. "Hilton Head Island and Vicinity Storm Surge Study – Draft," engineering report prepared for the US Army Corps of Engineers and Town of Hilton Head Island, Computational Hydraulics and Transport, LLC and the US Army Corps of Engineers – Charleston District, Edwards, MS and Charleston, SC, April 2004.



July 14, 2012

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

RE: Folly Inlet and the Collier/Singleton Beach Access

Dear Charles,

I am writing this letter as a concerned Hilton Head Island business owner, on behalf of the Folly Inlet Initiative of Hilton Head Island, regarding future use of access areas in the Folly Inlet watershed. As an environmental scientist, writer and naturalist with over 40 years of planning and conservation experience on Hilton Head Island, I am offering my insight and suggestions for the most sustainable use of the proposed Collier/Singleton Beach access site.

Folly Creek: Volatile, Valuable

The Folly is the last remaining tidal inlet on the Hilton Head Island ocean shore. It is protected from development by federal and state regulations, as well as the Town's Wetland Protection Ordinance. This inlet is a "pressure valve" that mitigates the erosion of the beach from longshore currents and storm waves by allowing a high volume of seawater to flow in and out of the meandering channel and its broad tidal marsh. Powerful inlet currents and rip tides make the beach area unsafe for swimming and wading. Collier Beach, the most eroded area, is probably the least safe of all.

During tropical and winter storms, the volume and flow of water expands in the inlet, filling and overflowing the marsh. This also occurs during spring tide events. The Singleton-Collier Beach area is prone to significant flooding and erosion. The Collier Beach site is most vulnerable because it borders the Folly and has a very low elevation. History proves that this site is essentially an unstable shoreline. In 1979, Hurricane David swept by Hilton Head Island with "only" Class 1 power. Nevertheless, the storm completely destroyed the Sunset Beach residential community at Collier Beach. The sandy path and area proposed for access and restrooms crosses the rubble of destruction from the ocean.

Sea Level change is an overriding impact. The rise in the Atlantic Ocean sea level is impacting Hilton Head Island shores and salt marshes. It is well documented that the Atlantic Ocean has risen 400 feet and encroached 70 miles inland in the past 100 centuries. Also proven: the rate of sea level rise is accelerating. Olsen and Associates, the Town's shoreline management consultant, has monitored the island's beaches since

4711 Ipswich Street, Boulder, CO 80301

P: 303-530-1882 C: 303-886-1489

tb@BallantineEnvironmental.com / www.BallantineEnvironmental.com

From: [Karen Light](#)
To: [Farrar, Shea](#)
Cc: [REDACTED]
Subject: Collier Beach Park
Date: Thursday, October 04, 2012 12:54:23 PM

Dear Hilton Head island Planning Commission,

I am and year-round Hilton Head resident writing in regard to the plans to develop Collier Beach Park to include parking, restrooms and turn around access. The duplication of services involved in this plan at the expense of an important natural dune area is short sighted, at best. The existing facilities at Chaplin Park are underutilized as it is, with the proposed space not nearly large enough for the new planned duplicates. A far more reasonable plan, with a much smaller environmental impact, would be to allow access to the beach park via a boardwalk across the folly and allow visitors to use the current parking spaces and rest area at Chaplin. Thank you for your consideration.

Sincerely,
Karen Light
28 N. Calibogue Cay Rd., Hilton Head, SC

Farrar, Shea

From: Pam Brackett [REDACTED]
Sent: Wednesday, October 03, 2012 7:19 PM
To: Farrar, Shea
Subject: Collier beach park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Red Category

Hello I have lived on Hilton Head Island for 20 years .I have seen the impact of the growth on this Island since then. This has been significant and putting another public access in would only negatively impact the beauty of the folly which is one of the few natural inlets we have here on hh. Let's keep Charles Fraziers dream alive by keeping Hilton Head Island the pristine place it should be.This is what brings people here. There are plenty of public access to beaches now. One which will be built 800 yards away at Burkes beach. Thank you.

Sincerely,

Pam Brackett RT, RDMS RVT
Sent from my iPhone

From: [Tony Bradshaw](#)
To: [Farrar, Shea](#)
Cc: [REDACTED]
Subject: Collier Beach Park
Date: Wednesday, October 03, 2012 2:38:45 PM

TO: Hilton Head Island Planning Commission

We are concerned with the Town's proposal of building handicap parking, restroom facilities and a turnaround on Collier Beach Park. We feel these services are redundant since same facilities will be built 800' away at Burkes Beach Park. The safest solution for access to Collier Beach is via a boardwalk from the much larger Burkes Beach Park.

Regards,

Tony and Elizabeth Bradshaw
7 Collier Ct.
[REDACTED]

From: [Patricia Domermuth](#)
To: [Farrar, Shea](#)
Subject: Collier Beach
Date: Wednesday, October 03, 2012 8:13:22 AM

To whom it may concern:

My husband Jim and I are owners of property in Singleton Beach. We have built 3 homes in the area since 2001. We currently are in the approval stages of another home to be located on legal lot 8 Singleton Beach Place. With that being said, I believe it is obvious we love the area and wish to maintain ties for many years to come. The environmental and economic standing of this area is a high priority to us for many reasons as it should be the entire island community.

I'm not sure why the town feels a need for yet another park as described in this area unless of course they may be receiving some federal money which I'm sure the town feels would be good for the immediate economy. However as we all know immediate gratification is not always the best. If the environment ends up being harmed in the long run ultimately the economy will fail yet again.

It is evident from the name of our business that we deal with environmental issues. This is my strongest argument for NOT utilizing the area for parking of any kind. Once vehicles are allowed to park and the everyday oil, antifreeze etc. start to collect on the blacktop/road areas the environmental impact starts. The area we are speaking of (Folly and existing roadway to the Folly occasionally flood as we all know during storms. I personally have walked the roadway with water up to my ankles while trying to get to the beach area. That area will undoubtedly have residue from cars that will now wash into the Folly area. Like everything else in the environment, the chain of events start at that moment.

There are many other reason as to why this area is not a good choice (parking, small neighborhood, summer pedestrian traffic etc.) and I probably agree with most all the other oppositions but the one I feel is most important is that of the environment. I ask that you take this very important issue under very serious consideration.
Thank-you for your time.

Patricia A. Domermuth

Domermuth Environmental Services
2908 Tazewell Pike, Suite E
Knoxville, TN 37918



From: [REDACTED]
To: [Farrar, Shea](#)
Subject: Singleton Beach Park
Date: Tuesday, October 02, 2012 6:33:55 PM

TO: Hilton Head Island Planning Commission
FROM: Richard J. Greco, MD

My wife and I are concerned with the Town's proposal of building handicap parking, restroom facilities and a turnaround on Collier Beach Park. We feel these services are redundant since same facilities will be built 800' away at Burkes Beach Park. The safest solution for access to Collier Beach is via a boardwalk from the much larger Burkes Beach Park.

I would love to see the beach maintain in the best ecological fashion and feel that the proposed project will create an undue burden on our Singleton Beach community - and is better served by maximizing the Burke Beach Park.

Regards,

Richard and Robin Greco

From: [Scott L Baron](#)
To: [Farrar, Shea](#)
Subject: Collier Beach
Date: Tuesday, October 02, 2012 5:27:32 PM

As a home owner on Singleton Beach, I am writing to express my concern about future park development in the area. The increase in traffic will be of great concern as our grandchildren enjoy riding their bikes in the neighborhood, also will present an unsafe situation to others walking to the beach. The town should also be concerned about the strong current from the inlet when the tide changes. I think this can be a very dangerous place for small children. I would think public safety should be the first concern. I hope you reconsider this plan as I don't want to see a tragedy occur.

Scott & Nadine Baron
8 Collier Beach Road
Hilton Head Island, SC
Sent from my iPad

From: [Terry Taylor](#)
To: [Farrar, Shea](#)
Subject: Collier Beach Park
Date: Tuesday, October 02, 2012 11:09:16 AM

TO: Hilton Head Island Planning Commission

FROM: Terry Taylor, 11 Timbercrest Circle, Hilton Head

I am concerned with the proposal the Town of Hilton Head has to build a turnaround, handicap parking and restroom facilities on Collier Beach Park. These same facilities will be built just 800 feet away at Burkes Beach Park. Rather than destroying this precious natural area, why not build a boardwalk from Burkes Beach Park to Collier Beach? It would look better, smell better and be better for our Island's natural resources.

From: [REDACTED]
To: [Farrar, Shea](#)
Subject: Collier Beach Park proposal
Date: Monday, October 01, 2012 3:57:14 PM

TO: Hilton Head Island Planning Commission
FROM: Christa Kuenkel, 61 Full Sweep

RE: We are very concerned with the Town's proposal of building handicap parking, restroom facilities and a turnaround on Collier Beach Park. We feel these services are redundant since same facilities will be built 800' away at Burkes Beach Park. The safest solution for access to Collier Beach is via a boardwalk from the much larger Burkes Beach Park.

Posted on April 3, 2012 by Todd Ballantine

"The "Folly" is a creek that cuts across the beach between Singleton Beach Road and Burke's Beach Road, south of the Folly Field community. Powerful tidal currents pour inland through the Folly and nourish a bay-shaped salt marsh behind rows of dunes. The Folly marsh is a nature treasure for two reasons. First, the shallow tidal grassland is a refuge for wildlife: wading birds, osprey, and white-tailed deer and coastal fish. Second, Folly Creek is a secret memory, a remnant of an inland marsh that ran parallel to the shore, like a Lowcountry Everglades. The Folly flowed all the way to Sea Pines, where it turned back into the ocean. About 50 years ago, this little river of grass was converted to a matrix of lagoons, canals, and even a golf course over 50 years ago. Folly Creek and marsh is all that remains of the ancient waterway."

All of us living on Hilton Head should work towards keeping our sensitive ecological environment protected from further development.

Christa Kuenkel

The area at the Folly is ecologically very sensitive and we should protect the wetlands around it.

From: [REDACTED]
To: [Farrar, Shea](#)
Cc: [REDACTED]
Subject: (no subject)
Date: Monday, October 01, 2012 11:24:08 AM

To: Hilton Head Island Planning Commission
From: Rolland & Norma Henderson
10-1-12

We are concerned with the Town's proposal of building handicap parking, restroom facilities & a turnaround on Collier Beach Park. We feel these services are redundant since same facilities will be built 800' away @ Burkes Beach Park. The safest solution for access to Collier Beach is via a boardwalk from the much larger Burkes Beach Park.

Thank you,

Rolland & Norma Henderson

From: [cookie_ruff](#)
To: [Farrar, Shea](#)
Subject: Collier Beach Oct. 1, 2012
Date: Monday, October 01, 2012 9:54:00 AM

The natural beauty and ecological benefits of Collier Beach are so important to Hilton Head that we write today to tell you of our concern with the proposal of the city to damage this area for all.

We understand that the proposal includes handicap parking, restrooms and a turn around on Collier Beach Park. These very same amenities will be located only 800 feet away at Burkes Beach Park!

A good solution to access Collier Beach would be a boardwalk running from Burkes Beach Park and would retain much of what our island is known for.....sand and sea oats....not asphalt.

Thank you for your consideration.

Cookie Ruff

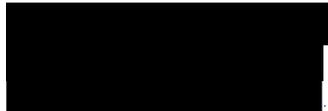
Dorothy Ruff
82 Singleton Beach Road
Hilton Head, S.C. 29928


From: [Karen Yeakel](#)
To: [Farrar, Shea](#)
Subject: Singleton Beach
Date: Sunday, September 30, 2012 1:38:33 PM

Respectfully, please do not put a public restroom and turnabout at Singleton Beach. The street is not a public street and is maintained by the home owners. It is a rather narrow road and not suitable for lots of traffic. Thank you for your consideration. Karen Yeakel

--

Karen G. Yeakel



***702 W Hamilton Street
Suite 203, Second Floor
Allentown, PA 18101***

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From: [REDACTED]
To: [Farrar, Shea](#)
Cc: [REDACTED]
Subject: Collier Beach Park
Date: Saturday, September 29, 2012 2:27:01 PM

TO: Hilton Head Island Planning Commission
FROM: Sam and Evie Jones
5 Collier Court
Hilton Head, S.C. 29928
Date: 9-29-12

RE: Collier Beach Park

We are totally opposed to the proposed plan by the town of Hilton Head for Collier Beach Park. The size alone (10 acres vs. 3), the existing infrastructure, and access should be adequate justification for locating at Burke's Beach in lieu of Collier Beach. There are many more economic and environmental concerns for preserving Collier Beach in it's natural state.

We know you have received other emails with more detailed specifics, we just want to lend as much support as possible. Your assistance in this matter will be greatly appreciated!

Sincerely,

Sam and Evie Jones

From: [Janet Jenkins](#)
To: [Farrar, Shea](#)
Subject: Re: Folly Inlet Initiative
Date: Friday, September 28, 2012 3:46:45 PM

On Fri, Sep 28, 2012 at 3:39 PM, Janet Jenkins [REDACTED] wrote:

I am writing to express my objection to the development of Collier Beach Park. The Collier beach land mass should be kept in its natural state. As part of the Folly Inlet it is not just a beautiful site, but it is very important ecologically.

PLEASE DO NOT DEVELOP COLLIER BEACH PARK!!!!!! Here are three significant reasons:

- 1) The adjacent BURKES BEACH PARK is larger, already has restrooms (only 800 feet from proposed restrooms for Collier), provides a direct route for cars from the Parkway, and has a "full service beach entrance" for dropoff and turnaround.
- 2) Collier Beach is vulnerable to flooding. It is susceptible to tides, heavy rains, and storm surges. It is unstable for building permanent structures.
- 3) Money can be saved and used for an observation tower and nature center.

In addition, the Town of Hilton Head has an obligation to the Singleton Beach community to keep car traffic and foot traffic away from individual private residences.....and at the same time, preserve Collier Beach for its beauty for years to come.

From: [Garnett Glenn](#)
To: [Farrar, Shea](#)
Subject: Collier Beach proposal
Date: Friday, September 28, 2012 9:45:13 AM

We are concerned with the Hilton Head Island proposal regarding the expansion of Collier Beach. The result in safety, security, as well as damage to the marsh and beach is of concern and certainly confusing when other options are available that could handling the expanding facility needs much better as the Burkes Beach Park.

Thank you for your consideration.

Garnett and Charles Glenn

From: [sharon.cheney](#)
To: [Farrar, Shea](#)
Cc: [Van Cheney](#)
Subject: Collier Beach Park -
Date: Thursday, September 27, 2012 2:26:39 PM

To: Hilton Head Island Planning Commission
From: Sharon and Van Cheney
Subject: Plans for Collier Beach Park

We have serious concerns and objections to the Town's proposal for building handicap parking, restroom facilities and a turnaround on Collier Beach Park. We feel these services are redundant since the same facilities will be built 800' away at Burkes Beach Park. The safest solution for access to Collier Beach is via a boardwalk from the much larger Burkes Beach Park.

Collier Beach and the Folly are too fragile to be used in the manner proposed. We ask that you reconsider this proposal and find a way to preserve Collier Beach in its natural state for future generations

Sincerely,
Sharon G. Cheney

[REDACTED]
[REDACTED]

2 Off Shore Drive
Hilton Head Is. SC 29928

From: dakotagambler@aol.com
To: [Farrar, Shea](#)
Subject: Fwd: Collier Beach Park proposal
Date: Thursday, September 27, 2012 8:45:24 AM

To: Hilton Head Island Planning Commission

From: Sally Kidd, 42 Scarborough Head Road,
Hilton Head Island, SC 29928

I am concerned with the Town's proposal of building handicap parking, restroom facilities and a turnaround on Collier Beach Park. I feel these services are redundant since the same facilities are built 800' away at Burkes Beach Park. The safest solution for access to Collier Beach is via a boardwalk from the much larger Burkes Beach Park.

DO NOT develop Collier Beach Park.

From: [Brian Turrisi](#)
To: [Farrar, Shea](#)
Subject: Collier Beach Park Proposal
Date: Thursday, September 27, 2012 8:30:36 AM

TO: Hilton Head Island Planning Commission
FROM: Brian & Elaine Turrisi

RE: Collier Beach Park

Dear Planning Commission:

We are concerned with the Town's proposal of building handicap parking, restroom facilities and a turnaround on Collier Beach Park. We feel these services are redundant since the same facilities will be built 800 feet away at Burke's Beach Park. The better solution for access to Collier Beach is via a boardwalk from the much larger Burke's Beach Park.

There are many aspects of the current proposal that work against the goals of Hilton Head Island to protect both the community and the Folly. Just to name a few:

- 1) The proposed location of the restroom and turn around facility is in an area just off the dunes and within the confines of the Folly itself. This area is subject to flooding during heavy rains and large tidal surges. Flooding in a restroom facility would contaminate the Folly itself with negative consequences.
- 2) There is no physical room for any parking at all at the proposed location. So a turn around is the only option. The propose space for such a turn around is very limited which may challenge the ability of several drivers to maneuver.
- 3) More importantly, a turn around will create a constant flow of traffic up a down a private community street barely wide enough for residents to access their property. The street was never designed to be a public access road as it currently is a "Dead End". Already, in the current summer months, there are hundreds of vehicles a day moving up and down the street with no intent to visit the local residential properties. This creates a serious safety issue. Some vehicles have also been noted moving at an excess speed on Singleton Beach Road.
- 4) The size, location and feasibly of using Burke's Beach as a parking and access to restrooms is far better for a variety of reason including its size, location and geometry,

There is several more reasons why the current proposal is less than optimal. Please consider the alternate proposal being presented at the upcoming October 17, 2012 meeting.

Thank you.
Brian & Elaine Turrisi

--
Brian

From: [REDACTED]
To: [Farrar, Shea](#)
Subject: Collier Beach Park Proposal
Date: Wednesday, September 26, 2012 8:19:36 PM

To the Hilton Head Island Planning Commission:

I am very concerned with the Town's proposal of building handicap restroom facilities, parking and a turnaround on Collier Beach Park. These services seem redundant since the same facilities are already built nearby at Burkes Beach Park. The proposed area is extremely environmentally sensitive. A safer solution for access to Collier Beach is via a boardwalk from the much larger and less environmentally sensitive Chaplin Park / Burkes Beach Park.

The Town Council has a vision to protect the natural environment and this proposal is in direct contradiction to that vision.

Unfortunately my wife and I will be out of the country on October 17 so not be able to attend your meeting and express our concerns in person.

Sincerely,

Allan D. Vingelen
85 Singleton Beach Road
Hilton Head Island, SC 29928

From: [Linda Vingelen](#)
To: [Farrar, Shea](#)
Subject: Collier Beach Park proposal
Date: Wednesday, September 26, 2012 7:45:17 PM

To: Hilton Head Island Planning Commission

From: Linda Vingelen, 85 Singleton Beach Road, Hilton Head Island, SC 29928

I am concerned with the Town's proposal of building handicap parking, restroom facilities and a turnaround on Collier Beach Park. I feel these services are redundant since the same facilities are built 800' away at Burkes Beach Park. The safest solution for access to Collier Beach is via a boardwalk from the much larger Burkes Beach Park.

We chose to move to Hilton Head Island for the rest of our lives because of your firm stance on protecting the natural environment. Your proposal is in direct contradiction to what the Hilton Head Island Planning Commission has professed to do: protect the environment.

DO NOT develop Collier Beach Park.

From: [Dan Allen](#)
To: [Farrar, Shea](#)
Subject: Re: Collier Beach Park - A win-Win Solution
Date: Monday, October 08, 2012 6:23:34 PM

Thanks. We support the boardwalk to Collier Beach.

Dan

On Oct 8, 2012, at 3:20 PM, "Farrar, Shea" <Sheaf@hiltonheadislandsc.gov> wrote:

Mr. and Mrs. Allen,

Thank you for your input.

I wanted to clarify that the application being reviewed by the Planning Commission on October 17th does not include a review of Collier Beach Park. It is for improvements associated with Chaplin Linear Park that will extend to Collier, but not the beach park itself. The portion of the project that is mentioned in your email is the boardwalk to Collier, which is subject to this review.

The application is for Public Project Review from the Planning Commission. This is based on a review of the consistency of the character, location and extent for the project with the Town's adopted Comprehensive Plan. This is required for roads, pathway, parks, etc.

The packet for the Planning Commission meeting should be posted on the Town's website in the next day or so if you'd like more information. Let me know if you have questions.

Sincerely,

Shea Farrar
Senior Planner,
Comprehensive Planning Division
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4768
sheaf@hiltonheadislandsc.gov

From: Dan Allen [REDACTED]
Sent: Monday, October 08, 2012 2:57 PM
To: Farrar, Shea
Subject: Collier Beach Park - A win-Win Solution

TO: Hilton Head Island Planning Commission

FROM: Dan & Sarah Allen

1 Singleton Beach Place, Hilton Head Island

DATE: 8 October 2012

RE: Collier Beach Park

Sarah & I are concerned about the Town's proposal to build handicap parking, restroom facilities and a turnaround on Collier Beach Park. Three key factors are driving us to ask the town to consider, what we believe to be a win-win solution for our community and the town:

1. High volume of traffic. The vast majority of the traffic that comes in and out of the community is non-residents. The traffic study conducted by our Home Owner's Association measured the number of cars in a single day to be over 500 per day, most of the cars were non-residents. The high traffic volume makes it very unsafe to walk in the neighborhood (no side walks) with our grandkids or dogs.
2. Bicycle traffic. During high tide the north & south beaches are divided by the folly runoff stream.. Many people get caught on the south side of the beach and use the empty lot next to my house (3 Singleton Beach Place) to get to Singleton Beach Rd. They drag their bicycles through the dunes and destroy them, creating paths that I work to restore.
3. Handicap parking. Most of the visitors to the beach are out of town visitors and routinely dis-regard the no parking signs, parking their cars and visiting the folly and beach. Though I believe the handicap parking will be well marked, I am sure many visitors will dis-regard the signs and park in Singleton Beach, creating a new open parking area.

I believe a win-win solution for these issues is to build a walkway from Burke's Beach, where existing parking and facilities will support the use of the entire beach. It will also provide a path for bicycles that currently get caught on the south beach to make there way north and not destroy the dunes.

I hope the Town can find look to this solution as one that meets their needs, but also takes into consideration the current residents of Singleton Beach.

Thank you,

Dan & Sarah Allen

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error please notify the originator of the message.

Any views expressed in this message are those of the individual sender.

This message has been scanned for viruses and spam by McAfee.

Singleton Place Homeowners Association, Inc. v. Town of Hilton Head Island, 122110
SCCA, 2010-UP-551

**Singleton Place Homeowners Association, Inc., Eugene J. Laurich, and Debra C.
Laurich, Appellants,**

v.

**The Town of Hilton Head Island and The Town of Hilton Head Island Board of
Zoning Appeals, Defendants, of whom The Town of Hilton Head Island is
Respondent.**

No. 2010-UP-551

Court of Appeals of South Carolina

December 21, 2010

UNPUBLISHED OPINION

Submitted December 9, 2010.

Appeal From Beaufort County, Marvin H. Dukes, III, Master-in-Equity

G. Hamlin O'Kelley, III and Gray B. Taylor, both of Mt. Pleasant, for Appellants.

Gregory M. Alford, of Hilton Head Island, for Respondent.

PER CURIAM.

Appellants, Singleton Place Homeowners Association, Inc., Eugene J. Laurich, and Debra C. Laurich, brought this declaratory judgment action against Respondent, the Town of Hilton Head Island (the Town), and against the Town's Board of Zoning Appeals, seeking a ruling that the Town's proposed use of its easement along Collier Beach Road is unreasonable and creates a material burden on the servient estate. The case was referred to the master-in-equity, who concluded that the easement was not limited in scope and that Appellants were not entitled to the requested declaratory judgment. Appellants seek review of this ruling. We affirm. [1]

Initially, we note that Appellants did not seek review of the master's ruling that they were barred by the doctrine of estoppel by deed. Accordingly, we may affirm on this ground alone. See *Jones v. Lott*, 387 S.C. 339, 346, 692 S.E.2d 900, 903 (2010) ("Under the two issue rule, where a decision is based on more than one ground, the appellate court will affirm unless the appellant appeals all grounds because the unappealed ground will become the law of the case.").

In any event, the evidence in the record weighs heavily in favor of the reasonableness of the Town's proposed use of its easement. The testimony shows that Collier Beach Park will generate a much lower traffic intensity than would a single family development in an "RM-8" residential building district for which Collier Beach Park was zoned when the Town purchased it. Therefore, Appellants' argument that the easement did not contemplate the proposed increase in use must fail. See *Hill v. Carolina Power & Light Co.*, 204 S.C. 83, 96, 28 S.E.2d 545, 549 (1943) ("The unrestricted grant of an easement conveys all such rights as are incident or necessary to its reasonable and proper enjoyment."); *Plott v. Justin Enters.*, 374 S.C. 504, 514, 649 S.E.2d 92, 96 (Ct. App. 2007) (holding that the character of an express easement is determined by the nature of the right and the intention of the parties creating it).

Likewise, we find no merit to Appellants' argument that the master implicitly recognized that the easement did not contemplate the proposed increase in use when he ordered the Town to pay seventy-five percent of the costs of maintaining the paved surface. See *Hayes v. Tompkins*, 287 S.C. 289, 294, 337 S.E.2d 888, 891 (Ct. App.

1985) ("Ordinarily, the owner of an easement has the duty to keep it in repair."). Therefore, the master properly declined to find an unreasonable burden on the servient estate.

AFFIRMED.

THOMAS, PIEPER, and GEATHERS, JJ., concur.

Notes:

[1] We decide this case without oral argument pursuant to Rule 215, SCACR.

September 7, 2012

Mr. Scott P. Liggett, P.E.
Director of Public Projects and Facilities/Chief Engineer
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC



Re: Singleton Beach Shoreline Stability

Dear Mr. Liggett,

As requested, this correspondence is intended to clarify the purpose and intent of a letter addressed to Mr. Bill Eiser of the SC-OCRM from me dated August 27, 2008 regarding shoreline stability issues at Singleton Beach on Hilton Head Island. The purpose of the August 27, 2008 letter was to provide information to OCRM for consideration as they planned to reclassify the Singleton Beach shoreline from an *Unstabilized Inlet Zone* to a *Stabilized Inlet Zone*, as defined in the SC Beachfront Management Act and associated regulations. The reclassification was intended to allow OCRM to relocate the regulatory Baseline and Setback Line along Singleton Beach. This in-turn would allow the construction of habitable structures on undeveloped parcels that could not otherwise be developed as desired by the private owners. OCRM based their proposal for reclassification on the existence of the small rock groin located on the southern side of *The Folly*. They argued that the structure provided sufficient stability to the entire Singleton Beach shoreline to justify the reclassification of the area and the ultimate relocation of the regulatory lines.

In my August 27, 2008 letter, I provided OCRM a historical overview of the Singleton Beach area and shoreline, a description of the rock groin that was constructed by the Town in 1997 and its shore-stabilizing characteristics, and a description of the general nature of the low and narrow landmass upon which the entire Singleton Beach community is situated. In that letter I opined that that the small rock groin does not provide sufficient stability to the Singleton Beach shoreline and area to justify a reclassification of the area to a *Stabilized Inlet Zone*. The letter and my comments were specifically intended to address the nature of the *entire* Singleton Beach landmass and the appropriateness of additional future construction and seaward advancement of habitable structures in that area. The letter and my comments did *not* imply that the area was not sufficiently stable and suitable to allow reasonable low impact-type infrastructure such as that required to support recreational use.

I have reviewed the concept of planned recreational improvements proposed by the Town for the Singleton Beach property (i.e., Collier Beach Park). Given the very limit scope and scale of the planned improvements associated with the park, I consider them to be low impact-type infrastructure and consistent with a reasonable use of the Singleton Beach parcel.

Please contact me if you have questions regarding this clarification.

Sincerely,

Christopher G. Creed, P.E.

From: Cousins Charles
To: Lewis Teri; Colin Shawn
Subject: Fwd: Position Paper for Collier Beach Park
Date: Wednesday, October 10, 2012 11:44:14 AM

Sent from my iPad

Begin forwarded message:

From: Chris Marsh [REDACTED]
Date: September 26, 2012, 7:37:21 AM EDT
To: Terry Herron [REDACTED]
Cc: Cousins Charles <CharlesC@hiltonheadislandsc.gov>
Subject: RE: Position Paper for Collier Beach Park

Terry,

It is not appropriate to say that I support the document you are distributing. I agree with some aspects of it but not all. The purpose is not keep people from using your neighborhood, but to engage the public in planning for how the Folly Inlet amenities are developed.

Chris

From: Terry Herron [REDACTED]
Sent: Tuesday, September 25, 2012 3:16 PM
To: 'Terry Herron'
Subject: FW: Position Paper for Collier Beach Park

Julie Hallquist and I (Folly Inlet Initiative) have prepared the attached information. We hope you'll take a few minutes to read it, and we hope you can lend your support. Thanks for listening .

Dear Folly Inlet Initiative Supporter,

We need your endorsement and support for the attached Folly Inlet Initiative 'Position Paper'. Please also note the letters from Todd Ballantine, Dr. Chris Marsh and the OlsenEngineering report which support our position. We ask for your endorsement both as an individual and a second endorsement your organization.

The Planning Commission meeting will be held Wednesday, October 17 so we urgently need your signed copy by Friday, October 5. Please drop off or mail the signed copy to:

Julie Hallquist
86 Singleton Beach Rd
HHI, SC 29928

Please call Terry or myself with any concerns or questions. Please feel free to forward this email on to any members of your organization or other interested groups.

Julie Hallquist
[REDACTED]

Terry Herron
[REDACTED]

From: [Carlin Kathleen](#)
To: [Alex Brown](#); [Barry Taylor](#); [Brian Witmer](#); [Bryan Hughes](#); [David Bennett](#); ["Gail Quick"](#); ["Jack Docherty"](#); ["Terence Ennis"](#); ["Tom Lennox"](#)
Cc: [Lopko Jayme](#); [Colin Shawn](#); [Farrar, Shea](#); [Foster Jill](#)
Subject: FW: Chaplin Linear Park/Planning Commission packet
Date: Friday, October 12, 2012 11:02:40 AM
Attachments: [Presentation 10_10_12.pdf](#)

Good Morning, Planning Commissioners:

Jill Foster requested that I send you the attached document in advance of the Planning Commission meeting on Wed., October 17th. I will have hardcopies of the document at the meeting. Please let me know if you have questions.

Thank you,

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: Julie Hallquist [REDACTED]
Sent: Thursday, October 11, 2012 4:18 PM
To: Carlin Kathleen
Subject: Chaplin Linear Park/Planning Commission packet

Kathleen,

As a representative of the Folly Inlet Initiative, I would like to have the attached pdf format/ power point sent to Planning Commission members along with the packet that was originally sent to Shea on October 3, including our position statement, letters from Todd Ballantine, Chris Marsh and the Olsen Engineering report.

Please note that I will need the appropriate equipment for showing the power point on Wednesday afternoon and trust they will be available.

Please call with any questions.

Thank you,

Julie Hallquist
Folly Inlet Initiative
[REDACTED]

An aerial photograph of the Folly Inlet area, showing a large body of water, a golf course, and several large buildings. The title 'FOLLY INLET initiative' is displayed in a white box with a dark border in the upper right corner.

FOLLY INLET initiative

Why are we here?

- **Burkes Beach is the logical end point for the Linear Park**
- **To eliminate duplication of facilities and associated costs**
- **Ensure safety of visitors and residents via the boardwalk to Collier Beach**
- **Burke's Beach is the better alternative because of stable land mass and size**
- **Boardwalk access reduces environmental impact significantly**



This is the plan that Town Council approved August 6, 2012. However, it is not the plan that the planning commission approved in 1999.

- Proposed Collier Beach Additions**
Town of Hilton Head Island
- Addition of Restrooms and Changing Facility
 - Handicap Parking
 - Vehicle Turn Around
 - Emergency Access Staging for Future Beach Renourishment
 - New Dune Crossover

REVISED CONCEPTS FOR
CHAPLIN LINEAR PARK



Folly Inlet Facts

- Storm surges, spring tides and major rain events result in flooding to depths 2-3 ft
- Vulnerable to point source contamination from restrooms and parking lot
- Inlet is a critical “pressure valve” that mitigates beach erosion
- The Folly allows high volumes of seawater flow in and out
- Folly is last tidal inlet on HHI and it is our obligation to protect it for future generations



“This site is too vulnerable to support any park development.”

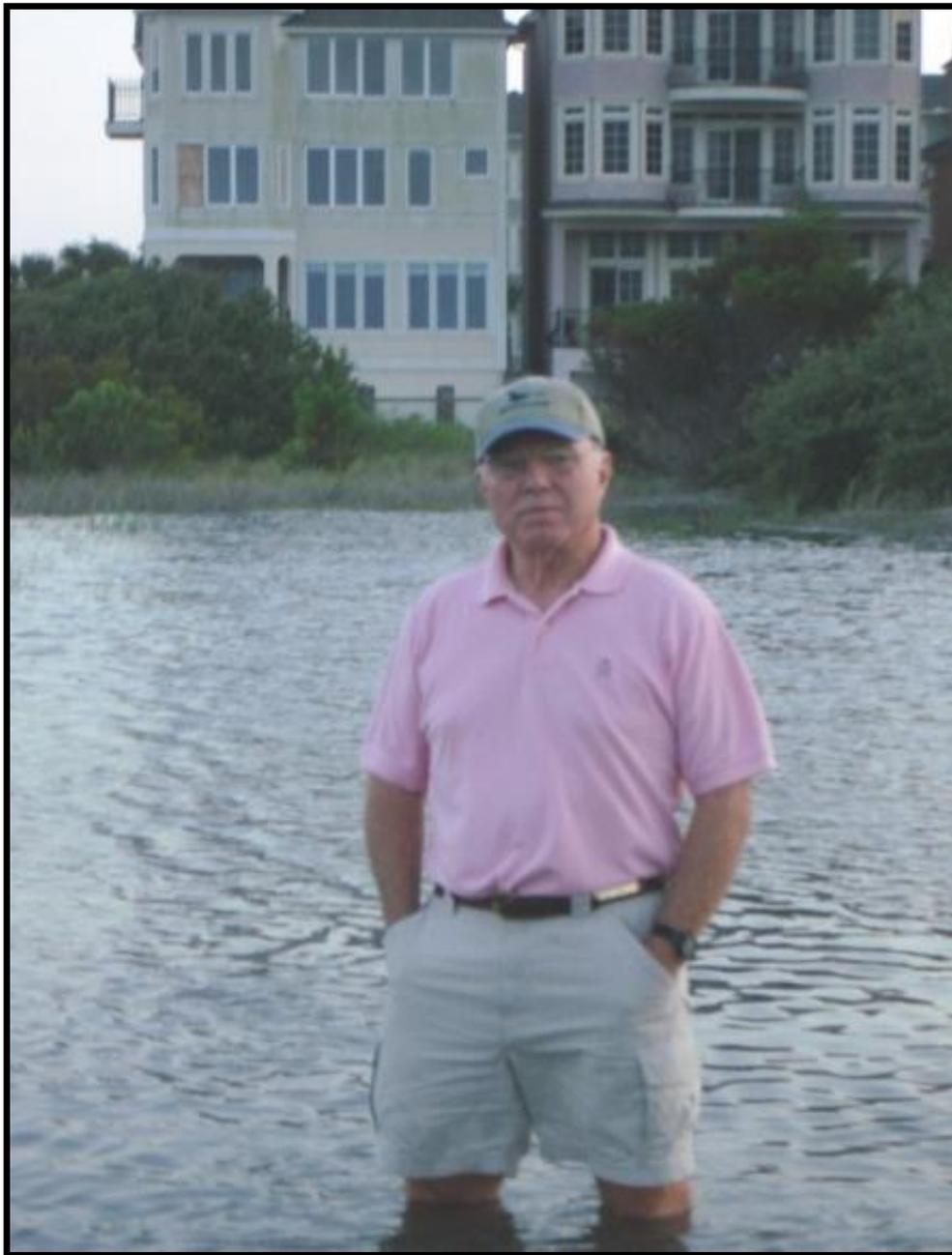
- Todd Ballantine, Ballantine Environmental Resources

This idea
STINKS!



Flood Impact Zone

- Site for proposed restroom facility and parking
- Construction is planned at grade level

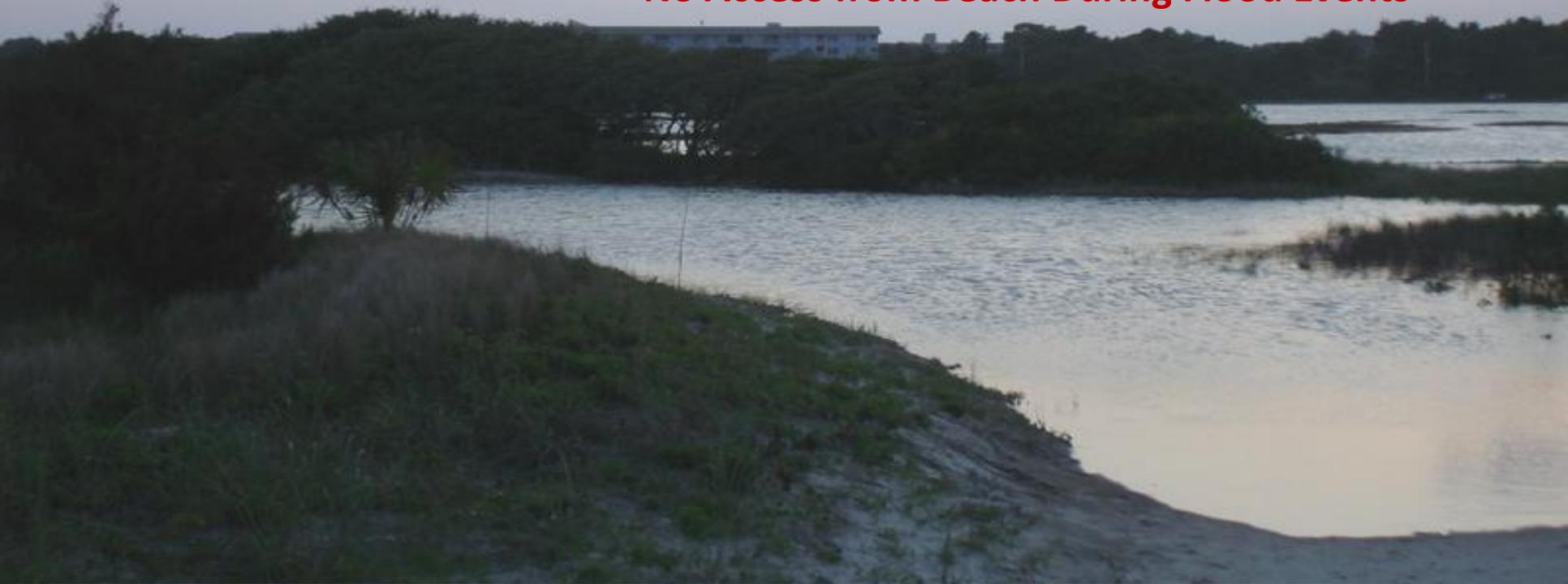


Spring Tide at Collier Beach

- 2.5' depth



No Access from Beach During Flood Events



Folly Inlet During Flood Events – Proposed Site for Boardwalk



Flooding Impacts the Neighborhood





Traffic and Safety

- 540-750 daily car trips (2006 traffic study)
- Vehicles and pedestrians must share the narrow street
- No bike path on Singleton or Collier Beach Roads

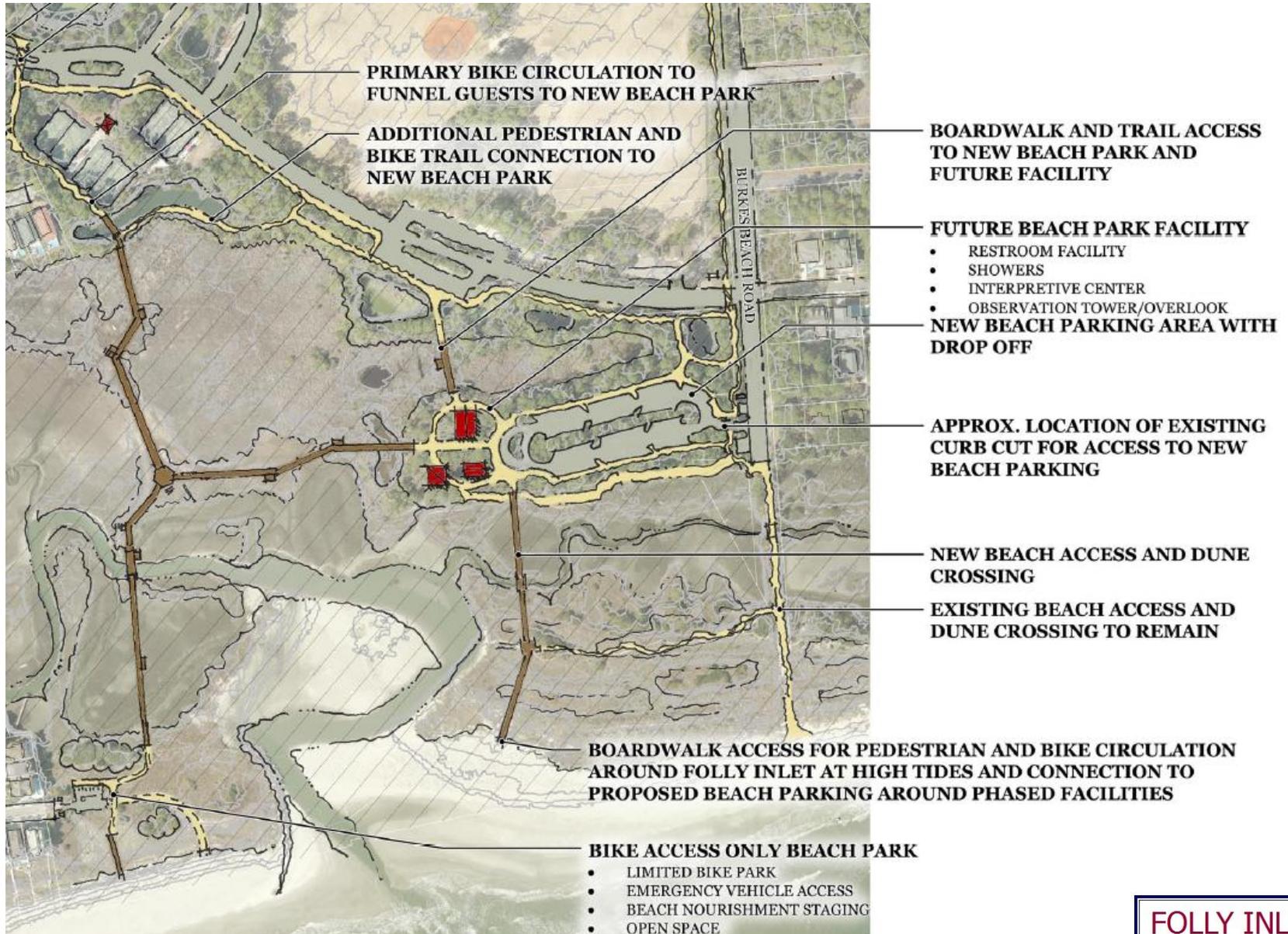


Estimated 300-500 Daily Visitors in Peak Season

Increased Traffic = Increased Risk



Alternate Idea – Burke's Beach Park



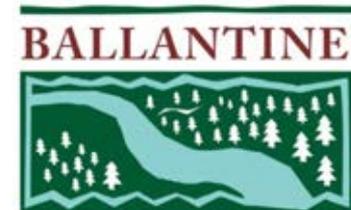
Side by Side Comparison

	Collier Beach	Burke's Beach Alternative
Land Mass	3 acres + 500' Shoreline	10 acres + 1800' Shoreline
Site	Classified Unstable	Buildable & Solid
Restroom	Likely to Flood & Contaminate	Environmentally Sound
Flooding	Within a Coastal Floodplain	Decreased Flood Risk
Cost	Duplicate Facilities	Single Facility to Build/Maintain
Convenience	Difficult to Locate	Accessible by Public Roads
Safety	Dangerous for Pedestrians & Bicyclists	Leisure Paths
Environmental Sustainability	Ongoing Erosion Due to Folly Migration	Stable
Connectivity	Impractical	Succinct with Chaplin Linear Park



Endorsed by:

- Reed Armstrong, Coastal Conservation League
- Todd Ballantine, Ballantine Environmental Resources



Folly Inlet Initiative Contact:

Julie Hallquist:

jdhallquist@aol.com

843.422.3147

Terry Herron

terry@herron-group.com

843.271.9919

From: [Farrar, Shea](#)
To: [Carlin Kathleen](#); [Alex Brown](#); [Barry Taylor](#); [Brian Witmer](#); [Bryan Hughes](#); [David Bennett](#); "Gail Quick"; "Jack Docherty"; "Terence Ennis"; "Tom Lennox"
Cc: [Lopko Jayme](#); [Colin Shawn](#); [Foster Jill](#)
Subject: PPR120007 Additional Public Comments/Planning Commission packet
Date: Friday, October 12, 2012 4:35:00 PM
Attachments: [PPR120007 Public Input 10-12-12.pdf](#)

Dear Planning Commission Members,

The following additional input was received regarding PPR120007 for Chaplin Linear Park.

Please let me know if you have questions.

Thanks,
Shea

Shea Farrar
Senior Planner,
Comprehensive Planning Division
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4768
sheaf@hiltonheadislandsc.gov

From: [charlie_robinson](#)
To: [Farrar, Shea](#)
Subject: Collier Beach Proposal
Date: Thursday, October 11, 2012 11:56:52 AM

I am writing to express my wife's and my concern surrounding the Town's proposal for Collier Beach Park. Having purchased our home in just the last few months we have become very familiar the instability and fragile nature of the Folly Inlet area. Just since February we have seen first hand how the storm surges, large rain events and equinoctial high tides have such a dramatic impact on this environmentally sensitive area. We strongly believe that this area should be left in a natural state and we are opposed to the building of any additional facilities at Collier Beach. In our opinion a much better and financially practical solution would be to improve the existing facilities at Burkes Beach Park.

Regards, Charlie and Annie Robinson
4 Collier Beach Rd.
Hilton Head Island

Sent from my iPad

From: [Carlin, Kathleen](#)
To: [Farrar, Shea](#)
Subject: FW: Chaplin Linear Park/Burkes Beach
Date: Friday, October 12, 2012 11:15:11 AM

fyi

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: Garnett Glenn [REDACTED]
Sent: Friday, October 12, 2012 10:52 AM
To: Carlin Kathleen
Subject: Chaplin Linear Park/Burkes Beach

Question: Is it not a waste of taxpayer's dollars to build the same amenities, handicap parking and restroom facilities, at both Chaplin Linear Park and Collier Beach? Additionally please consider the tidal marsh and the impact of said parking/restroom facilities on our natural ecology. We all, we are certain that includes you, want the natural beauty of our beaches to be hear for our children and grandchildren not just for todays enjoyment.

Thank you,
Garnett and Charles Glenn

From: [Carlin, Kathleen](#)
To: [Farrar, Shea](#)
Subject: FW: Chaplin Linear Park
Date: Friday, October 12, 2012 11:15:24 AM

Fyi...

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: Patricia Domermuth [REDACTED]
Sent: Friday, October 12, 2012 10:48 AM
To: Carlin Kathleen
Subject: Chaplin Linear Park

To whom it may concern:

First let me say that this letter is not about Collier Beach Park BUT it is about duplication.

My husband Jim and I are owners of property in Singleton Beach. We have built 3 homes in the area since 2001. We currently are in the approval stages of another home to be located on legal lot 8 Singleton Beach Place. With that being said, I believe it is obvious we love the area and wish to maintain ties for many years to come. The environmental and economic standing of this area is a high priority to us for many reasons as it should be the entire island community. With that being said, Our concern with the Chaplin Linear Park is that the improvements for Chaplin Linear Park/Burkes Beach including handicap parking with restroom facility appears to be a waste of taxpayer dollars since the same will be duplicated amenities as state for the Collier Beach Park.

I'm not sure why the town feels a need for duplication of amenities so close to one another unless of course they may be receiving some federal money which I'm sure the town feels would be good for the immediate economy. However as we all know immediate gratification is not always the best. If the environment ends up being harmed in the long run ultimately the economy will fail yet again.

It is evident from the name of our business that we deal with environmental issues. This is my strongest argument for NOT utilizing the Collier Beach Park area for parking of any kind. Once vehicles are allowed to park and the everyday oil, antifreeze etc. start to collect on the blacktop/road areas the environmental impact starts. The area we are speaking of (Folly and existing roadway to the Folly occasionally flood as we all know during storms. I personally have walked the roadway with water up to my ankles while trying to get to the beach area. That area will undoubtedly have residue from cars that will now wash into the Folly area. Like everything else in the environment, the chain of events start at that moment. With that being brought to everyone's attention, now add the fact that all of this is being duplicated at the Chaplin Linear Park. SO WHY Collier Beach Park too?

I would appreciate my comments being entered into the public record regarding the planning commission meeting on October 17, 2012."

Patricia A. Domermuth

Domermuth Environmental Services

2908 Tazewell Pike, Suite E

Knoxville, TN 37918

[REDACTED]

[REDACTED]

From: [Carlin, Kathleen](#)
To: [Farrar, Shea](#)
Subject: FW: Chaplin Linear Park
Date: Friday, October 12, 2012 11:16:30 AM

fyi

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: Michelene Sottile [REDACTED]
Sent: Thursday, October 11, 2012 5:19 PM
To: Carlin Kathleen
Cc: Julie Hallquist
Subject: Chaplin Linear Park

Dear Kathleen,

I am writing to express my concern with the Chaplin Linear Park plan. I understand that the improvements for Chaplin Linear Park/Burkes Beach include handicap parking with restroom facilities. I feel it is a waste of taxpayer dollars to build the same amenities at Collier Beach. Not to mention that the land in question is about two feet under water each time it rains hard. I am certainly not an engineer but it seems like a strong possibility that the ocean and marsh waters could be contaminated during such flooding. I am also very concerned with the plan for a board walk directly through the folly and its negative effect it will most certainly have on the wildlife that resides there. The otters, alligators, wood storks, osprey, kingfishers and bald eagles just to mention a few will lose one more habitat to mankind. I am also interested in the permitting process and how a permit to build such a board walk was granted. It is my understanding that no additional structures would be permitted in the area.

Thank you in advance for your consideration of my many concerns. "I have the right to have my comments entered into the public record regarding the planning commission meeting on October 17, 2012."

Michelene Sottile

From: [Carlin, Kathleen](#)
To: [Farrar, Shea](#)
Subject: FW: Chaplin Linear Park
Date: Friday, October 12, 2012 11:17:09 AM

Fyi..

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: Evie Jones [REDACTED]
Sent: Thursday, October 11, 2012 2:38 PM
To: Carlin Kathleen
Subject: Chaplin Linear Park

To: Hilton Head Island Planning Commission

From: Sam and Evie Jones

Date: 10-11-2012

RE: Chaplin Linear Park

We feel the proposed plan for handicap parking and restroom facilities at Collier Beach is a total waste of taxpayer dollars. The improvements for Chaplin Linear Park and Burkes Beach already include handicap parking and restrooms.

We are totally opposed to the proposed plan by the town of Hilton Head for Collier Beach Park. The site alone (10 acres vs. 3), the existing infrastructure, and access should be adequate justification for locating at Burke's Beach in lieu of Collier Beach. There are many more economic and environmental concerns for preserving Collier Beach in it's natural state.

We know you have received other emails with more detailed specifics, we just want to lend as much support as possible.

We have the right to have our comments entered into the public record regarding the planning commission meeting on October 17, 2012.

Your assistance in this matter will be greatly appreciated!

Sincerely,

Sam and Evie Jones
5 Collier Court
Hilton Head, S.C. 29928

From: [Carlin, Kathleen](#)
To: [Farrar, Shea](#)
Subject: FW: Chaplin Linear Park
Date: Friday, October 12, 2012 11:17:29 AM

Fyi..

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: Tony Bradshaw [REDACTED]
Sent: Thursday, October 11, 2012 1:45 PM
To: Carlin Kathleen
Cc: Elizabeth Bradshaw
Subject: Chaplin Linear Park

TO: Hilton Head Island Planning Commission

During the Public Project Review of Chaplin Linear Park, we request that the planning commission review the existing plans for building handicap parking, restroom facilities and a turnaround on Collier Beach Park. We feel these services are redundant and an unnecessary expense, since the same facilities will be built 800' away at Burkes Beach Park.

As discussed in the Chaplin Linear Park plans, the safest solution for access to Collier Beach is via a boardwalk from the much larger Burkes Beach Park.

We have the right to have our comments entered into the public record regarding the planning commission meeting on October 17, 2012.

Regards,

Tony and Elizabeth Bradshaw

7 Collier Ct.
[REDACTED]

From: [Carlin, Kathleen](#)
To: [Farrar, Shea](#)
Subject: FW: Chaplin Linear Park Input
Date: Friday, October 12, 2012 11:17:41 AM

Fyi..

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: Ehrmann, Kathy @ Chicago [REDACTED]
Sent: Thursday, October 11, 2012 1:38 PM
To: Carlin Kathleen
Subject: Chaplin Linear Park Input

Dear Kathleen,

I recently sent an email to Shea Farrar from Town staff regarding Collier Beach Park proposal and yet understand now that any discussion on Collier Beach Park will not be allowed at the planning commission meeting on Oct 17 based on a claim that this project was already approved by the planning commission back in 1999. I have been a resident of Singleton Beach since 2008 and have serious concerns about the approach, process and solution proposed for Chaplin Linear Park and Collier Beach area.

When I purchased my home in 2008, I understood that there had been long term discussions between this community and the city about future development in this area, yet I still made the decision to purchase with the trust that the city would look at such future investments with the objectivity of the needs of the community as a whole and not in response to those prior discussions. It is not only disrespectful of the Singleton Beach homeowners to indicate in August that the Collier Beach plan was being considered but not finalized, but to announce in October that the project is approved based on 1999 facts is nothing short of irresponsible, and raises questions of how any development in this area should be considered and approved under this Planning Commission.

I understand that at the October 17 session you will only be discussing the Chaplin Linear Park which is the connector between the Shelter Cove Waterfront Park and Collier Beach Park. Therefore, I would like to voice my request as a citizen of this area that consideration of Chaplin Linear Park be done with respect to all three contingent developments as well as on its own merits, and that any public investments be prioritized among the immediate projects in this area. It is only logical that any development decisions of such contingent projects be considered holistically, objectively, and with full consideration of the what will serve the community needs of 2012 and beyond, not based on what may have been true in 1999.

The decision to proceed with any project, Chaplin Linear Park or other, in this contingent area without consideration and prioritization is very concerning. It is critical that all projects and investments stand worthy of the objective and fair community based review process, and proceeding with any project on

the basis of a 13 year old approval could signal to our community that the Planning Commission process may need to be reviewed in whole for this or any other project approvals in the future. These concerns are based on the following facts:

- The Collier Beach project itself has changed (parking lot vs a handicap facility etc). There are already 5 beach parking lots with handicap access and restrooms within 2 miles and the new facilities at Burkes Beach will be 800 ft away.
- The conditions of the Singleton Beach neighborhood have changed (the traffic counts upon which that 1999 plan was based were significantly less --under 100 trips-- than those of the 2006 Traffic study showing between 540-750 car trips per day through the Singleton neighborhood.
- Most importantly, the Hilton Head Master Plan for this area has changed dramatically since 1999, and needs to be considered for prioritization of investments, specifically in relation to Chaplin Linear Park and other proposed developments in the area including Burkes Beach.

I cannot be there on October 17, but if I could I would share a personal story that may have relevance on the concern for prioritization of investments in this specific area of Hilton Head, and the need for the city to justify an immediate investment in additional handicap facility on the beach immediately proximate to the Chaplin Linear Park. This past May, I lost my mother to Alzheimer's after several years she endured as a handicap person with whom I spent as much time as possible. Last August, I made the effort to arrange for her to travel to Hilton Head for her last trip to the beach, under my care with help from my family. As I consider what may be the value to her or others of such a proposed Collier Beach handicap park, I remembered the hard lessons I learned that week that handicap persons, particularly those of an older age, no longer use public restrooms as their incontinence is quite embarrassing, and they do not feel comfortable managing these personal needs away from home. Secondly, all she wanted to do was to go the Lighthouse in Sea Pines, not to tour Harbor Town, but because she thought she could somehow get to the top of that structure and look out at the island. As you know, there is no elevator or handicap access for the Lighthouse, and while they were kind enough to give her a "sticker" that she had climbed the tower (when she had not and could not) she was not able to enjoy any view other than that from her wheelchair on the dock because our city has not made such an investment in an observation tower a priority.

I would really like to see this Planning Commission show some courage and creativity on the investment of funds now slated for Collier Beach Park could be redeployed to support the overall vision of our community, such as the Chaplin Linear Park and Burkes Beach observation tower. If the intent is to create a public park that can be primarily enjoyed by handicap residents/visitors, then I would ask that our city take some responsibility to make a business case for why one is needed within 800 feet of one that already exists, and for which other related development will be delayed by incurring this unnecessary duplicative facility?

We all need to shed the past and whatever may have taken place long before any of us moved to Singleton Beach, and look to the future with objectivity and courage and do what will make a difference in our future. Thank you for your consideration and courage to stop this senseless investment in a park we do not need (Collier Beach Park) and put at risk the ecological cornerstone so unique to this area and demand some strategic thinking and prioritization around the entire master plan for the area which more fully demonstrates our continued commitment to reinforce the Hilton Head environmental values that have made this island so very special.

Regards,

Kathy Ehrmann

91 Singleton Beach Rd.

Kathy Ehrmann| Alliance Director

CBRE | Global Corporate Services

BP NA | 150 W Warrenville Road, 601-1SE, Naperville, IL 60563-8460

[REDACTED]

[REDACTED]

From: [Carlin, Kathleen](#)
To: [Farrar, Shea](#)
Subject: FW: CHAPLIN LINEAR PARK
Date: Friday, October 12, 2012 11:17:52 AM

Fyi..

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: Elaine Turrisi [REDACTED]
Sent: Thursday, October 11, 2012 1:25 PM
To: Carlin Kathleen
Subject: CHAPLIN LINEAR PARK

Hi

I obtained several responses from the Planning Commission regarding my concerns regarding the Chaplin Linear Park.

It is important to note, the improvements for Chaplin Linear Park/Burkes Beach include handicap parking with restroom facilities that are the same amenities already located at Collier Beach. I feel the duplication is a waste of taxpayer dollars. I highly question why the town would plan to ruin what is currently a natural community or perform such improvements that will ruin the natural habitat.

The Chaplin Linear Park area where the handicap parking and restroom facilities are planned is a natural tidal marsh area. It is important to that this area is keep as is to preserve the natural ecological system. Furthermore the area where the parking and restrooms is an area that easily floods with any amount of precipitation.

In the Chaplin Park there is a full set of restrooms where the waste and sewer can easily be removed via the current process. Where would waste and sewer go with the close proximity to the tidal marsh. There are also multiple wild life that live in the area where the parking and bathroom facilities are planned such as birds, rabbits, crabs, butterflies etc. Why would the Planning Commission plan to displace this natural area when there are plenty of parking, handicap assessable beach access and restroom facilities within 1000 feet of this fragile area?

"I have the right to have my comments entered into the public record regarding the planning commission meeting on October 17, 2012."

Elaine Turrisi

Town of Hilton Head Island

Community Development Department

TO:	Gail Quick, <i>Chairwoman, Planning Commission</i>
FROM:	Shea Farrar, <i>Senior Planner</i>
DATE	October 17, 2012
SUBJECT:	Additional Public Comments – PPR120007 Chaplin Linear Park

The attached correspondence was received for PPR120007, Chaplin Linear Park.

From: [Janet Jenkins](#)
To: [Farrar, Shea](#)
Cc: [REDACTED]
Subject: Chaplin Linear Park
Date: Monday, October 15, 2012 9:39:37 AM

I am writing to express my opinion that since the improvements for Chaplin Linear Park/Burkes Beach include handicap parking with restrooms, there is no need to also build restrooms at Collier Beach Park. **IT IS A WASTE OF TAXPAYERS' MONEY!!!!!! I object to such an expenditure!**

Besides.....building restrooms at Collier would put them in an area vulnerable to flooding. The area is susceptible to tides, heavy rains, and storm surges.....**not a place for restroom plumbing!!!!**

My preference for Collier is to spend my tax dollars on an **observation tower and nature center**. This would go a long way towards the preservation of the Folly Inlet and its natural beauty.

As is my right, please enter my comments into the public record regarding the planning commission meeting October 17, 2012.

Thank you.

From: [Chester C. Williams](#)
To: [Carlin Kathleen](#)
Cc: [Julie Hallquist](#); [Hamlin O'Kelley](#); [Farrar, Shea](#)
Subject: PPR120007
Date: Tuesday, October 16, 2012 3:19:06 PM
Attachments: [2012-10-16 Letter from H O'Kelley.pdf](#)

Dear Kathleen:

We represent Singleton Place Homeowners Association, Inc. regarding Public Project Review Application PPR120007 which is the subject of the public hearing to be held tomorrow by the Planning Commission.

Attached hereto is a letter we received this morning from G. Hamlin O'Kelley, Esq., who has also represented Singleton Place Homeowners Association, Inc., which disputes certain matters referred to in Shawn Colin's 10/10/12 memorandum to the Planning Commission. On behalf of our client, we ask that this letter be sent to the Planning Commissioners as soon as possible and that it be included in the record of tomorrow's public hearing.

Regards,

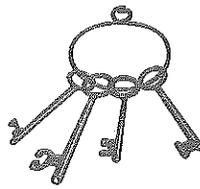
Chet Williams

Law Office of Chester C. Williams, LLC
17 Executive Park Road, Suite 2
Post Office Box 6028
Hilton Head Island, SC 29938-6028
843-842-5411
843-842-5412 (fax)

Attachments, if any, are generally in Adobe Acrobat (.PDF) format. If you are unable to open Adobe Acrobat documents for [REDACTED]

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BUIST, BYARS & TAYLOR, LLC
ATTORNEYS AT LAW

October 16, 2012

G. HAMLIN O'KELLEY III
ATTORNEY AT LAW

VIA EMAIL: [REDACTED]

Chester C. Williams, Esq.
Law Office of Chester C. Williams, LLC
P.O. Box 6028
Hilton Head Island, SC 29938-6028

Re: Singleton Place Homeowners Association, Inc., Eugene J. Laurich and Debra C.
Laurich v. The Town of Hilton Head Island
S.C. Court of Appeals Case No. 2010-UP-551
Our File No. 364

Dear Chet:

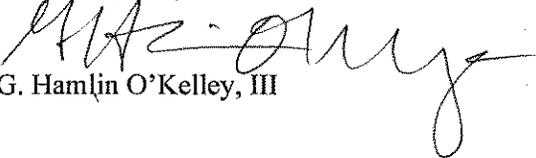
This is in response to the Memorandum of Shawn Colin dated October 10, 2012. In our opinion, this Memorandum mischaracterizes the above-referenced Opinion from the Court of Appeals. In fact, the Memorandum attached the Opinion yet failed to represent accurately the holding of the Court of Appeals. We have represented the Singleton Place Homeowners Association, Inc., since the inception of this matter. The matters described in the Memorandum were never litigated.

In their Opinion, the Court of Appeals recognized that Singleton Place Homeowners Association, Inc., brought a declaratory judgment action to determine that the Town of Hilton Head's use of its easement along Collier Beach Road would be unreasonable and unnecessarily burden the servient estate owned by Singleton Place Homeowners Association, Inc. That is the entire scope of the litigation. It has nothing to do with the Public Project Review referenced in Mr. Colin's Memorandum.

The Court of Appeals ruled that the Master-in-Equity for Beaufort County correctly determined that the Town's use of its easement would be reasonable, that there were no restrictions on the granting of the easement, that there was estoppel by deed, and, finally, that the Master-in-Equity's ruling that the Town pay 75% of maintenance costs did not indicate an unreasonable burden on the easement.

At no time was the Public Project Review litigated or ruled upon by the Court of Appeals. The Town did not win any rights in the litigation. Instead, the easement was construed to be unlimited and the proposed use was not unreasonable. That is it. The property owners' comments and concerns were not litigated, ruled upon, or otherwise disposed by any court, trial or appellate. Should you have any questions, please feel free to contact me. With kind regards, I remain

Yours very truly,


G. Hamlin O'Kelley, III

cc. Ms. Julie Halquist

{00287705.DOC}

652 Coleman Blvd., Suite 200 • Mt. Pleasant, SC 29464 • Tel (843)856-4488 Fax (843)856-0613

www.buistbyars.com

From: [Todd Ballantine](#)
To: [Farrar, Shea](#)
Cc: [Likins Kim; wrighton@roadrunner.com; Riley Steve; Browder Rocky; Buckalew Jeff; Liggett Scott; schawnc@hiltonheadislandsc.gov; jenniferr@hiltonheadislandsc.gov; Farrar, Shea; pineneedles@roadrunner.com; vwdharkinsward2hhi@gmail.com; charles@hiltonheadislandsc.gov](#)
Subject: Comments for the record on the Folly/Collier Beach Plan
Date: Wednesday, October 17, 2012 12:23:00 AM
Attachments: [TBallantineMonthlyColumn.pdf](#)
[CollierBeachTHHI_July1412.pdf](#)

Ladies and gentlemen,

Regarding the Collier Beach issue at the Folly Creek area, I have enclosed 2 documents. Please add these to the public record of your deliberations.

The first is a letter I wrote to Charles Cousins several months ago. The second is my recent column in the Hilton Head Monthly (print this out: it's scanned upside down).

Both documents stress the fragile nature of the site and urge minimal activity.

Thank you for working on this complex issue.

Best regards,

TODD BALLANTINE
Director of Science & Education
Ballantine Environmental Resources, Inc.
Office: (303) 530-1882

[REDACTED]

[REDACTED]



July 14, 2012

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

RE: Folly Inlet and the Collier/Singleton Beach Access

Dear Charles,

I am writing this letter as a concerned Hilton Head Island business owner, on behalf of the Folly Inlet Initiative of Hilton Head Island, regarding future use of access areas in the Folly Inlet watershed. As an environmental scientist, writer and naturalist with over 40 years of planning and conservation experience on Hilton Head Island, I am offering my insight and suggestions for the most sustainable use of the proposed Collier/Singleton Beach access site.

Folly Creek: Volatile, Valuable

The Folly is the last remaining tidal inlet on the Hilton Head Island ocean shore. It is protected from development by federal and state regulations, as well as the Town's Wetland Protection Ordinance. This inlet is a "pressure valve" that mitigates the erosion of the beach from longshore currents and storm waves by allowing a high volume of seawater to flow in and out of the meandering channel and its broad tidal marsh. Powerful inlet currents and rip tides make the beach area unsafe for swimming and wading. Collier Beach, the most eroded area, is probably the least safe of all.

During tropical and winter storms, the volume and flow of water expands in the inlet, filling and overflowing the marsh. This also occurs during spring tide events. The Singleton-Collier Beach area is prone to significant flooding and erosion. The Collier Beach site is most vulnerable because it borders the Folly and has a very low elevation. History proves that this site is essentially an unstable shoreline. In 1979, Hurricane David swept by Hilton Head Island with "only" Class 1 power. Nevertheless, the storm completely destroyed the Sunset Beach residential community at Collier Beach. The sandy path and area proposed for access and restrooms crosses the rubble of destruction from the ocean.

Sea Level change is an overriding impact. The rise in the Atlantic Ocean sea level is impacting Hilton Head Island shores and salt marshes. It is well documented that the Atlantic Ocean has risen 400 feet and encroached 70 miles inland in the past 100 centuries. Also proven: the rate of sea level rise is



accelerating. Olsen and Associates, the Town's shoreline management consultant, has monitored the island's beaches since the 1990s. Olsen has written that Collier Beach is specifically vulnerable to erosion. This evidence plus the historic storm damage makes this site a poor candidate for development.

Other Past Use of Collier Beach

Over 20 years ago, I wrote the recreation plan section of the Town of Hilton Head Parks, Recreation and Open Space Master Plan (The Venable Group, 1990). During that time a small number of island surfing enthusiasts lobbied for a "locals only" fishing-surfing beach access with minimal parking improvements. At that time there was very limited residential development nearby. I argued against the "locals only" idea on the grounds that Collier Beach was too erosion-prone for any access. Nevertheless, the envisioned casual entry ensued and has burgeoned into a multitude of visitors, local or not. Yet the fact remains: this site is too vulnerable to support any park development.

The Best Site

The Town of Hilton Head Island has created a system of well-planned and designed parks, including beach parks for "locals" (residents). In every case, the limits of natural environment drove the carrying capacity for the volume of people and facilities. Based on this precedent and the specific environmental limits of the Collier Beach location, I recommend:

- The Town of Hilton Head Island should not develop the Collier Beach site. It is too fragile and vulnerable to storm destruction.
- Do not place a bridge or extensive boardwalks over the dynamic Folly Creek channel or wetlands. In tropical storms, these elements: would be destroyed in tropical storms; would become dangerous floating debris; and would endanger curiosity seekers.
- Improve parking and visitor access on the higher, less vulnerable Burkes Beach side of Chaplin Community Park.
- Enhanced visitor access should include nature trails, a bicycle pathway, boardwalks/overlooks at the edge of the Folly tideland, and an observation deck overlooking the Folly inlet from the Burkes Beach side.
- Add interpretive exhibits on trails, boardwalks, and the overlook to inform visitors about Folly Inlet habitat and safety in the Folly area.
- Improve parking capacity in the Chaplin Park with signage directing beach users to park in Chaplin lots.
- Include road signage that informs visitors that no beach access is available from Singleton Beach Road.

Thank you for the opportunity to comment on this worthwhile project. Preservation, conservation and site-sensitive design will solve the Collier Beach-Folly issue.

Todd Ballantine

Director of Science and Education

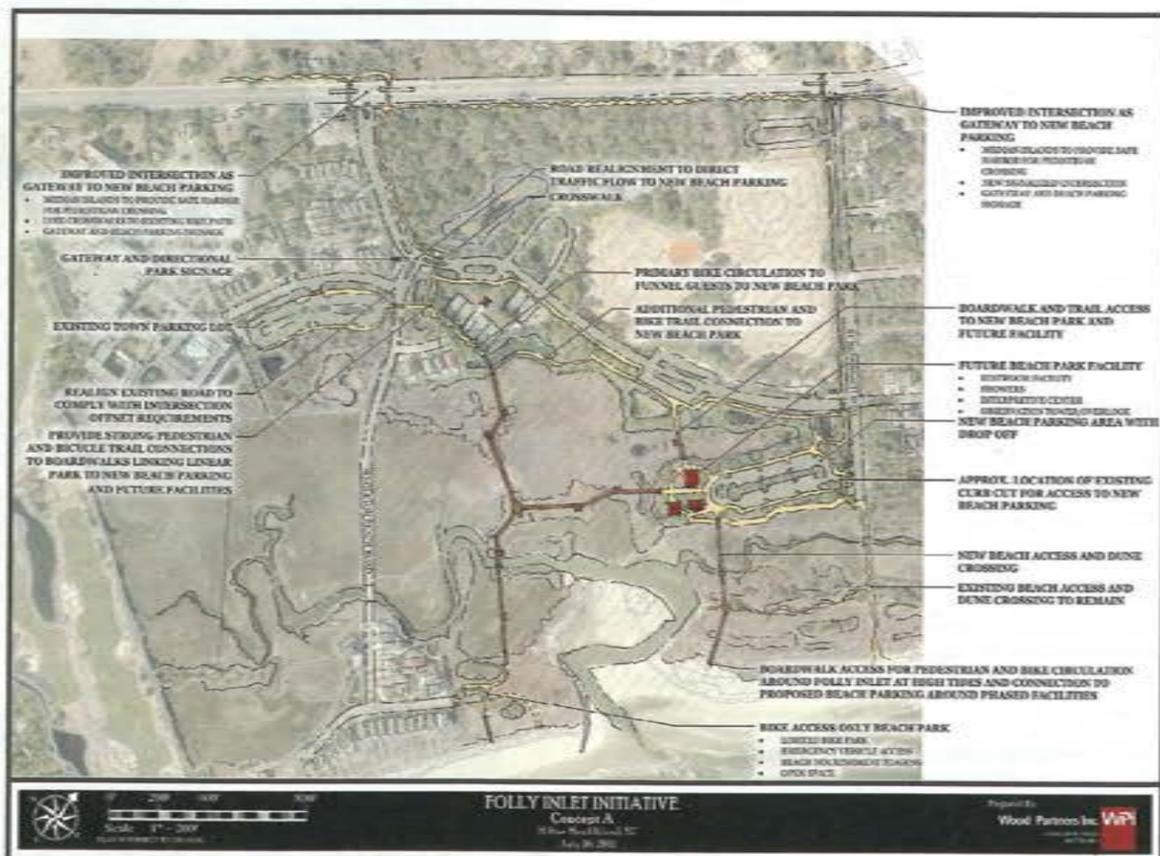


SAVE THE FOLLY, SAVE OURSELVES

Folly, n: (1) Lack of good sense. 2. Water running near trees.

C LEAVING THE OCEAN SHORELINE on Hilton Head Island is the humble creek known simply as "The Folly." Sometimes this curling inlet is a shallow trickling stream — a place to wade, whet a fishing line, and bait blue crabs. But don't be fooled: **this creek can play rough.**

At high tide, and even more dramatically, in a nor'easter or hurricane, this watercourse swells from trickle to surge. Tidewater pours into the shallow salt marsh basin nestled between Burke's Beach and Singleton Beach. Once water floods the marsh, and if the wind is pushing hard inland, the water will keep rising — threatening to top Singleton Beach Road and Burke's Beach Road, and strand the subdivisions there. If the storm lasts long enough, the seawater surge will flood these communities and sweep inland. It has in times past.



THE SHARDS OF HISTORY

Hilton Head Island is actually two islands hinged together at the Folly Inlet. Geologically, this isle is "a compound barrier island" with a Pleistocene (a period of time, or Epoch, over 10,000 years ago) core melded to a Holocene (an Epoch less than 10,000 years ago) fringe. Land north of Broad Creek is most ancient. Areas from Folly Field to Sea Pines are geological newbies. The proof is in the soil types, the vegetation, and the drainage. The Folly basin is the nexus between two distinct lands, draining each but sacrificing its essence to modern development and the dredge.

Folly Creek once flowed unbroken from its present ocean outlet and through modern Palmetto Dunes, Shipyard Plantation and Sea Pines, where it drained out to sea near South Beach. This inland watercourse was likely a tidal-freshwater fishing and hunting ground for Indian groups over thousands of years. Pottery and other artifacts, dating 4,000 years ago, have been discovered in the Sea Pines Forest Preserve, where the inlet once flowed. Other than the vast salt marsh, the only natural remnant of the ancient Folly is "Boggy Gut"—a wetland in the center of the preserve.

When hurricanes have struck Hilton Head Island, seawater would have poured up the Folly and Broad Creek, and across plantation lands, causing flooding and loss of life. There is evidence (gain in soils) that the two creeks merged, temporarily cutting the island in two. The most reported storm was "The Big Blow" of 1893, in which 2,000 persons died in Beaufort County. Hurricane David (1989) wiped out most of Collier Beach and the Sunset neighborhood that once stood there.

But who remembers? Collier Beach, ravaged by erosion, has never recovered. There are no historic markers to educate the public. People still do not know about the Folly — the beauty and the danger that lurk there.

A PARK AT THE FOLLY?

Since the mid-'80s, the Town of Hilton Head Island has considered creating a beach park at the Folly Inlet. On the surface, this idea is worthwhile. Such a facility could tie into the nearby Chaplin Park and add improved access for cars, bicyclists, and pedestrians. It could be the grand "Central Park" that this community has always lacked. The highest and best use of the sensitive Folly basin would be low-impact activities: upland bike paths, perimeter nature trails, and sidewalks could provide easy, scenic access from the Chaplin Park to the beach. Guided tours and interpretive exhibits would portray the natural history, environment and cultural use of the area. Overlooks would offer long views of sunrises and wildlife. Boardwalks should follow the marsh edge, but not bridge across the Folly basin. These would impede water circulation and shade native plants. Most importantly: In a hurricane, even the sturdiest construction can break apart and become a destructive battering ram.

As for woebegone Collier Beach: This site is ravaged by erosion. Its small dunes barely cover the rubble of Seaside. The only use for this outcrop should be as an access for emergency vehicles.

The Folly is scenic and inviting. But she is volatile and potentially dangerous. The best way to protect the people who visit her is through education and park access that stays safely on high ground. **M**

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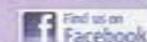
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From: [Carlin, Kathleen](#)
To: [Farrar, Shea](#)
Subject: FW: Planning Commission Meeting on 10/17/2012
Date: Wednesday, October 17, 2012 8:22:34 AM

FYI...

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: David Reese [REDACTED]
Sent: Tuesday, October 16, 2012 4:54 PM
To: Carlin Kathleen
Subject: Planning Commission Meeting on 10/17/2012

Dear Ms Carlin:

In regard to the Planning Commission meeting scheduled for Wednesday, October 17th, I would like the following commentary entered into the public record.

Re: Town of Hilton Head Planning Commission

The Town of Hilton Head should be commended for the number of projects undertaken in the last decade to improve the quality of life of both its residents and its visitors. Projects of any nature are not without controversy, as they inevitably lead to inconvenience, and worse, cost. The Town Council, Boards, Committees and Commissions no doubt struggle with achieving an equitable balance between the provision of desirable services and the avoidance of unnecessary costs. The Town of Hilton Head has no doubt benefitted from the wise stewardship exhibited by our officials over the last decade.

I would like to address the proposed Chaplin Linear Park. My understanding is that the planned amenities for Chaplin Linear Park will include handicap parking and restroom facilities. I can certainly understand the desire to construct these amenities, as I believe both residents and visitors will find them to be a welcome addition, and most importantly, easily accessible.

I do, however, question the wisdom of constructing handicap parking and restroom facilities at the proposed Collier Beach Park. The duplication of amenities in such close proximity will result in a less than efficient utilization of financial resources. Furthermore, the proposed amenities at Collier Beach Park will in no way be easily assessable, as the volume of vehicles in the Singleton Beach area will create a logistical impediment. Perhaps of greatest concern, Singleton Beach Road is a major pedestrian thoroughfare. Affording residents and guests easy access to our beaches is a noble undertaking, but only when such access can be safely achieved. Encouraging additional vehicular traffic in such a densely populated area is not in the Town's best interests.

I do hope the Town of Hilton Head will consider my input as it debates these most important undertakings.

Thank you for your consideration.

David Reese

From: [Carlin, Kathleen](#)
To: [Farrar, Shea](#)
Subject: FW: Planning commission and public record
Date: Wednesday, October 17, 2012 8:23:24 AM
Attachments: [Coastal Conservation Leagues Endorsement.docx](#)
[HHMonthly_Oct_TB1.docx](#)
[HHMonthly_Oct_Pg_2.docx](#)

FYI..

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: Julie Hallquist [REDACTED]
Sent: Tuesday, October 16, 2012 3:28 PM
To: Carlin Kathleen
Subject: Planning commission and public record

Kathleen,

Please see attached additional information to be sent to the Planning Commission and our request for their submission into the Public Record. Also to be included are the 2 emails below that did not make the packet sent on Oct 11.

Thank you for your assistance,

Julie Hallquist

-----Original Message-----

From: Michelene Sottile [REDACTED]
To: [kathleenc <kathleenc@hiltonheadislandsc.gov>](mailto:kathleenc@hiltonheadislandsc.gov)
Cc: Julie Hallquist [REDACTED]
Sent: Thu, Oct 11, 2012 5:56 pm
Subject: Chaplin Linear Park

Dear Kathleen,

I am writing to express my concern with the Chaplin Linear Park plan. I understand that the improvements for Chaplin Linear Park/Burkes Beach include handicap parking with restroom facilities. I feel it is a waste of taxpayer dollars to build the same amenities at Collier Beach. Not to mention that the land in question is about two feet under water each time it rains hard. I am certainly not an engineer but it seems like a strong possibility that the ocean and marsh waters could be contaminated during such flooding. I am also very concerned with the plan for a board walk directly through the folly and its negative effect it will most certainly have on the wildlife that resides there.

The otters, alligators, wood storks, osprey, kingfishers and bald eagles just to mention a few will loose one more habitat to mankind. I am also interested in the permitting process and how a permit to build such a board walk was granted.

It is my understanding that no additional structures would be permitted in the area.

Thank you in advance for your consideration of my many concerns. "I have the right to have my

comments entered into the public record regarding the planning commission meeting on October 17, 2012.”

Michelene Sottile

From: Ehrmann, Kathy @ Chicago
Sent: Wednesday, October 10, 2012 4:28 PM
To: 'sheaf@hiltonheadislandsc.gov'
Subject: Proposed Collier Beach Park

To the Hilton Head Planning Commissioners:

The proposed Collier Beach handicap parking, restroom and changing facilities and vehicular turnaround should not be considered for this site.

I have been a resident of Singleton Beach since 2008 and have serious concerns about the approach, process and solution proposed for Collier Beach area. When I purchased my home in 2008, I understood that there had been some long term discussions between this community and the city about future development in this area, yet I still made the decision to purchase with the trust that the city would look at such future investments with the objectivity of the needs of the community as a whole and not in response to those prior discussions.

Based on all the facts that I have reviewed, as not only a citizen of Singleton Beach, but also as a citizen of Hilton Head Island, I respectfully request that there be serious consideration to alternative public investment of the funds slated for Collier Beach Park that could create more value for our community as a whole.

- Collier Beach Park is located in an unstabilized inlet zone and is highly vulnerable to storm surges, equinoctial tides and large rain events. Any investment there is at risk and could be a waste of funds in the long term.
- Reports from Olsen Coastal Engineering and leading environmentalists and conservationists support that the Collier Beach land mass should be left in its natural state with no permanent structures. These are experts, not local residents with any stake in the past, rather objective voices for the future.
- There are already 5 beach parking lots with handicap access and restrooms within 2 miles and the new facilities at Burkes Beach will be 800 ft away. Our citizens should expect that there was a responsible assessment by the city of that facility's usage by handicapped residents prior to determining that a second such facility is necessary within a fraction of a mile of that location.
- The funds that could be spent on an additional handicap access park could be used to invest in the Burkes Beach observation tower which will yield far more incremental value to the community and to any handicapped resident or visitor.

I cannot be there on October 17, but if I could I would share a personal story that may have relevance on this pending decision. This past May, I lost my mother to Alzheimer's after several years she endured as a handicap person with whom I spent as much time as possible. Last August, I made the effort to arrange for her to travel to Hilton Head for her last trip to the beach, under my care with help from my family. As I consider what may be the value to her or others of such a proposed Collier Beach handicap park, I remembered the hard lessons I learned that week that handicap persons, particularly those of an older age, no longer use public restrooms as their incontinence is quite embarrassing, and they do not feel comfortable managing these personal needs away from home. Secondly, all she wanted to do was to go the Lighthouse in Sea Pines, not to tour Harbor Town, but because she thought she could somehow get to the top of that structure and look out at the island. As you know, there is no elevator or handicap access for the Lighthouse, and while they were kind enough to give her a "sticker" that she had climbed the tower (when she had not and could not) she was not able to enjoy any view other than that from her wheelchair on the dock.

I would really like to see this Planning Commission show some courage and creativity on the investment of funds now slated for Collier Beach park. If the intent is to create a public park that can be primarily enjoyed by handicap residents/visitors, then I would ask that our city take some responsibility to make a business case for why one is needed within 800 feet of one that already exists, and for which other related development will be delayed by incurring this unnecessary duplicative facility? We all need to shed the past and whatever may have taken place long before any of us moved to Singleton Beach, and look to the future with objectivity and courage and do what is right for these handicap citizens... invest in this observation tower and linkage to the boardwalk that will create a far more meaningful public amenity for these residents and their families.

Thank you for your consideration and courage to stop this senseless investment in a park we do not need, in a place that does not have the land nor infrastructure to support it, and put at risk the ecological cornerstone so unique to this area and could be even more with some strategic thinking and continued commitment to reinforce the Hilton Head environmental values that have made this island so very special.

Regards,
Kathy Ehrmann
91 Singleton Beach Rd.

Kathy Ehrmann | Alliance Director
CBRE | Global Corporate Services
BP NA | 150 W Warrenville Road, 601-1SE, Naperville, IL 60563-8460



From: [Carlin, Kathleen](#)
To: [Farrar, Shea](#)
Subject: FW: Chaplin Linear Park Input
Date: Friday, October 12, 2012 11:15:38 AM

Fyi..

Kathleen Carlin
Administrative Assistant
Community Development Department
Town of Hilton Head Island
341-4684
E-mail: kathleenc@hiltonheadislandsc.gov

-----Original Message-----

From: Julie Hallquist [REDACTED]
Sent: Friday, October 12, 2012 10:46 AM
To: Carlin Kathleen
Subject: Chaplin Linear Park Input

Kathleen,

I believe this email was omitted from your attachment to the planning commission. It was sent yesterday which falls within the 4 business days policy. Please send to all concerned.

With thanks,

Julie Hallquist

From: Ehrmann, Kathy @ Chicago
Sent: Thursday, October 11, 2012 12:38 PM
To: 'kathleenc@hiltonheadislandsc.gov'
Subject: Chaplin Linear Park Input

Dear Kathleen,

I recently sent an email to Shea Farrar from Town staff regarding Collier Beach Park proposal and yet understand now that any discussion on Collier Beach Park will not be allowed at the planning commission meeting on Oct 17 based on a claim that this project was already approved by the planning commission back in 1999. I have been a resident of Singleton Beach since 2008 and have serious concerns about the approach, process and solution proposed for Chaplin Linear Park and Collier Beach area.

When I purchased my home in 2008, I understood that there had been long term discussions between this community and the city about future development in this area, yet I still made the decision to purchase with the trust that the city would look at such future investments with the objectivity of the needs of the community as a whole and not in response to those prior discussions. It is not only disrespectful of the Singleton Beach homeowners to indicate in August that the Collier Beach plan was being considered but not finalized, but to announce in October that the project is approved based on 1999 facts is nothing short of irresponsible, and raises questions of how any development in this area should be considered and approved under this Planning Commission.

I understand that at the October 17 session you will only be discussing the Chaplin Linear Park which is the connector between the Shelter Cove Waterfront Park and Collier Beach Park. Therefore, I would

like to voice my request as a citizen of this area that consideration of Chaplin Linear Park be done with respect to all three contingent developments as well as on its own merits, and that any public investments be prioritized among the immediate projects in this area. It is only logical that any development decisions of such contingent projects be considered holistically, objectively, and with full consideration of the what will serve the community needs of 2012 and beyond, not based on what may have been true in 1999.

The decision to proceed with any project, Chaplin Linear Park or other, in this contingent area without consideration and prioritization is very concerning. It is critical that all projects and investments stand worthy of the objective and fair community based review process, and proceeding with any project on the basis of a 13 year old approval could signal to our community that the Planning Commission process may need to be reviewed in whole for this or any other project approvals in the future. These concerns are based on the following facts:

- The Collier Beach project itself has changed (parking lot vs a handicap facility etc). There are already 5 beach parking lots with handicap access and restrooms within 2 miles and the new facilities at Burkes Beach will be 800 ft away.
- The conditions of the Singleton Beach neighborhood have changed (the traffic counts upon which that 1999 plan was based were significantly less --under 100 trips-- than those of the 2006 Traffic study showing between 540-750 car trips per day through the Singleton neighborhood.
- Most importantly, the Hilton Head Master Plan for this area has changed dramatically since 1999, and needs to be considered for prioritization of investments, specifically in relation to Chaplin Linear Park and other proposed developments in the area including Burkes Beach.

I cannot be there on October 17, but if I could I would share a personal story that may have relevance on the concern for prioritization of investments in this specific area of Hilton Head, and the need for the city to justify an immediate investment in additional handicap facility on the beach immediately proximate to the Chaplin Linear Park. This past May, I lost my mother to Alzheimer's after several years she endured as a handicap person with whom I spent as much time as possible. Last August, I made the effort to arrange for her to travel to Hilton Head for her last trip to the beach, under my care with help from my family. As I consider what may be the value to her or others of such a proposed Collier Beach handicap park, I remembered the hard lessons I learned that week that handicap persons, particularly those of an older age, no longer use public restrooms as their incontinence is quite embarrassing, and they do not feel comfortable managing these personal needs away from home. Secondly, all she wanted to do was to go the Lighthouse in Sea Pines, not to tour Harbor Town, but because she thought she could somehow get to the top of that structure and look out at the island. As you know, there is no elevator or handicap access for the Lighthouse, and while they were kind enough to give her a "sticker" that she had climbed the tower (when she had not and could not) she was not able to enjoy any view other than that from her wheelchair on the dock because our city has not made such an investment in an observation tower a priority.

I would really like to see this Planning Commission show some courage and creativity on the investment of funds now slated for Collier Beach Park could be redeployed to support the overall vision of our community, such as the Chaplin Linear Park and Burkes Beach observation tower. If the intent is to create a public park that can be primarily enjoyed by handicap residents/visitors, then I would ask that our city take some responsibility to make a business case for why one is needed within 800 feet of one that already exists, and for which other related development will be delayed by incurring this unnecessary duplicative facility?

We all need to shed the past and whatever may have taken place long before any of us moved to Singleton Beach, and look to the future with objectivity and courage and do what will make a difference in our future. Thank you for your consideration and courage to stop this senseless investment in a park we do not need (Collier Beach Park) and put at risk the ecological cornerstone so unique to this area and demand some strategic thinking and prioritization around the entire master plan for the area which more fully demonstrates our continued commitment to reinforce the Hilton Head environmental values that have made this island so very special.

Regards,
Kathy Ehrmann
91 Singleton Beach Rd.

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Folly Inlet Initiative

Endorsement

I/We support the Folly Inlet Initiative Position Paper and agree that Collier Beach Park should be developed with zero impact and preserved for generations to come.

Reed Armstrong

Name (please print)

Project Manager, Coastal Conservation League

Organization/Position

Reed Armstrong 9/28/12

Signature