



# The Town of Hilton Head Island Regular Town Council Meeting

Tuesday, September 18, 2012

4:30 P.M.

## AGENDA

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**As a Courtesy to Others Please Turn Off All Mobile Devices During  
the Town Council Meeting**

- 1) **Call to Order**
- 2) **Pledge to the Flag**
- 3) **Invocation**
- 4) **FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5) **Proclamations and Commendations**
  - a. **Joe Monmonier - Hilton Head High School and Seahawks Athletic Director**
- 6) **Approval of Minutes**
  - a. Town Council Meeting – September 4, 2012
- 7) **Report of the Town Manager**
  - a. Cardiac Arrest Demonstration – Hilton Head Island Fire & Rescue
  - b. Semi-Annual Report of the Planning, Loretta Warden, Past Chairman
  - c. Republic Waste Update
  - d. Town Managers Items of Interest
- 8) **Reports from Members of Council**
  - a. General Reports from Council
  - b. Report of the Intergovernmental Relations Committee – George Williams, Chairman
  - c. Report of the Personnel Committee – Lee Edwards, Chairman
  - d. Report of the Planning & Development Standards Committee – Bill Ferguson, Chairman
  - e. Report of the Public Facilities Committee – Kim Likins, Chairman
  - f. Report of the Public Safety Committee – Bill Harkins, Chairman
  - g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member
  - h. Report of the Economic Development Committee – Bill Harkins, Town Council Liaison
- 9) **Appearance by Citizens**

**10) Unfinished Business**

None

**11) New Business**

**a. Consideration of a Recommendation – Public Art Site Selection**

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island approve two additional proposed sites identified by the Public Art Committee of the Community Foundation of the Lowcountry as potential sites for placement of Public Art on Hilton Head Island.

**b. Consideration of a Resolution – Tax Increment Financing Redevelopment Project Area Funding**

Consideration of a Resolution that the Town Council of the Town of Hilton Head Island authorizing the use of tax increment financing funds generated by the Redevelopment Project Area (Tax Increment Finance District) to complete the Chaplin Linear Park project including portions of the park located outside the Redevelopment Project Area.

**c. Consideration of a Recommendation – Proposed Shelter Cove Park – Potential Park Elements**

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island approve the attached list of potential park elements to be included in the Park Improvement Plan to be used to further develop detailed plans for permitting and construction.

**d. First Reading of Proposed Ordinance 2012-30**

First Reading of Proposed Ordinance 2012-30 authorizing the granting of a Temporary Construction Easement across real property owned by the Town of Hilton Head Island, South Carolina known as R520 012 00C 0002 0000 at the Mall at Shelter Cove for the purposes of relocating and constructing sewage infrastructure.

**12) Executive Session**

a. Land Acquisition

b. Legal Matters

**13) Adjournment**

# Commendation

*A Commendation of the Town of Hilton Head Island  
Honoring*

**Hilton Head Island High School and Seahawks Athletic  
Director Joe Monmonier  
Recipient of the Directors Cup by the South Carolina Athletic  
Administrators Association**

*WHEREAS, for the second year in a row, the Hilton Head Island High School Seahawks were presented the prestigious Directors Cup for having the top athletic program in Class 3-A division in the State of South Carolina by the South Carolina Athletic Administrators Association; and*

*WHEREAS, Seahawks Athletic Director, Joe Monmonier, not only accepted the award as an Athletic Director but also as a coach for helping the Seahawks net 80 points toward the award this spring when he led the Hilton Head Island High Lacrosse Team to an appearance in the Lower State final; and*

*WHEREAS, in all, 19 of the 20 varsity sports at Hilton Head Island High School qualified for postseason play; and*

*WHEREAS, Hilton Head Island High School has shown what can be achieved when high expectations are combined with a clear set of goals, visionary leadership, excellent coaching staff, dedicated athletes, and parental and community involvement; and*

*NOW, THEREFORE, I, Drew A. Laughlin, Mayor of the Town of Hilton Head Island, South Carolina, on behalf of the Town Council, do hereby commend the hard-working coaching staff and administrators, dedicated athletes, supportive parents and community members, and Athletic Director Joe Monmonier at Hilton Head Island High School for their outstanding commitment to providing a high level and quality athletic program. The Hilton Head Island High School Seahawks and Athletic Director Joe Monmonier have made all Hilton Head Islanders proud.*

*IN TESTIMONY WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hilton Head Island to be affixed **this Eighteenth day of September, in the year of our Lord, Two Thousand and Twelve.***



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Drew A. Laughlin, Mayor

**THE TOWN OF HILTON HEAD ISLAND**  
**REGULAR TOWN COUNCIL MEETING**

**Date:** Tuesday, September 4, 2012

**Time:** 4:00 P.M.

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

**Absent from Town Council:** George Williams, *Council Member*

**Present from Town Staff:** Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Lavarn Lucas, *Fire Chief*; Charles Cousins, *Director of Community Development*; Victoria Shanahan, *Finance-Accounting Manager*; Brian Hulbert, *Staff Attorney*; Jill Foster, *Deputy Director of Community Development*; Jeff Buckalew, *Town Engineer*; Shea Farrar, *Senior Planner*; Nicole Dixon, *Senior Planner*; Vicki Pfannenschmidt, *Executive Assistant*

**Present from Media:** Tom Barton

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**1) CALL TO ORDER**

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

**2) PLEDGE TO THE FLAG**

**3) INVOCATION**

**4) FOIA COMPLIANCE** – Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**5) Proclamations and Commendations**

**a. Dixie Youth Baseball League – Hilton Head Island All-Stars**

Coaches and members of the team were present to accept the proclamation.

**6) Approval of Minutes**

**a. Special Town Council Meeting– August 6, 2012**

Mr. Heitzke moved to approve. Mrs. Likins seconded. The minutes of the August 6, 2012 Special Town Council meeting were approved by a vote of 6-0.

**b. Town Council Meeting – August 7, 2012**

Mr. Heitzke moved to approve. Mr. Harkins seconded. The minutes of the August 7, 2012 Town Council meeting were approved by a vote of 6-0.

**7) Report of the Town Manager**

**a. Semi-Annual Report of the Parks and Recreation Commission, Marc Stuckart, Chairman**

Mr. Stuckart presented an activity report for the first six months of 2012.

**b. Island Beautification Association – Betsy Jukofsky**

Mrs. Jukofsky presented a certificate of thanks to Mayor Laughlin from the Island Beautification Association for the Town's efforts in beautifying William Hilton Parkway with a colorful garden.

**c. Town Managers Items of Interest**

Mr. Riley reported on some items of interest.

**d. August, 2012 Policy Agenda, Management Targets and CIP Updates**

Mr. Riley noted the above report was included in the packet and he would gladly answer any questions.

**e. FY 2012 Financial Statements – through June, 2012 – Preliminary**

Mr. Riley noted the above report was included in the packet and Victoria Shanahan was present to answer any questions.

**8) Reports from Members of Council**

**a. General Reports from Council**

The Mayor announced there will be a second Public Hearing on the Proposed Development Agreement between the Town and Shelter Cove Towne Center, LLC at 5:00 p.m. on Tuesday, October 16, 2012 in Council Chambers.

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

No report.

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

No report.

**d. Report of the Planning & Development Standards Committee – Bill Ferguson, Chairman**

No report.

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

Mrs. Likins stated the Committee had met earlier in the day and reviewed three items which were a proposed temporary construction easement for utility relocation at Shelter Cove Mall, the proposed park elements for Shelter Cove Community Park and a request from Community Foundation of the Lowcountry regarding future sites for public art. She said the items will be coming forward to Town Council on September 18.

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

No report.

**g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member**

Mrs. Likins stated the Committee met last week and are working on an executive presentation and summary to be presented to the Planning Commission and Town

Council in October.

- h.** Report of the Economic Development Committee – Bill Harkins, Town Council Liaison  
Mr. Harkins reported the Committee has completed a Draft Summary Report which will be shared individually with Town Council members and the come forward to Council as a whole in the near future.

**9) Appearance by Citizens**

Mr. Bob Wintz addressed Town Council with concerns about Republic Waste and the upcoming deadline to sign up for services.

**10) Unfinished Business**

**a. Second Reading of Proposed Ordinance 2012-21**

Second Reading of Proposed Ordinance 2012-21 authorizing the execution and delivery of a lease of real property owned by the Town of Hilton Head Island, South Carolina, with the Beaufort County Sheriff's Office and Beaufort County, South Carolina, pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2011), and § 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

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

**b. Second Reading of Proposed Ordinance 2012-22**

Second Reading of Proposed Ordinance 2012-22 authorizing the execution of that certain utility easement agreement with Hilton Head No. 1 Public Service District for an easement over town owned property in conjunction with the Mathews Drive LPS/Broad Creek Headwaters Sewer Project pursuant to the authority of S.C. Code Ann. Sec. 5-7-40 (Supp. 2011), and Sec. 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

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

**c. Second Reading of Proposed Ordinance 2012-25**

Second Reading of Proposed Ordinance 2012-25 authorizing the execution and delivery of a contract to sell town owned real estate known as a portion of the Crossings Park tract to the South Island Public Service District, and to grant a temporary construction easement over town owned real estate known as the Crossings Park Tract and to authorize the execution of an agreement related to a Pollution Free Zone encumbering town owned real estate known as the Crossings Park Tract, pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2011), and § 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

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

**d. Second Reading of Proposed Ordinance 2012-26**

Second Reading of Proposed Ordinance 2012-26 authorizing the granting of an easement to Hilton Head Public Service District encumbering real property owned by the Town of Hilton Head Island, South Carolina, known as "Spanish Wells 1", being 2.4 acres on Spanish Wells Road, pursuant to the authority of S. C. Code Ann. § 5-7-40 (supp. 2010), and § 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983, As Amended); and providing for severability and an effective date.

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

**e. Second Reading of Proposed Ordinance 2012-27**

Second Reading of Proposed Ordinance 2012-27 authorizing the execution of a lease with American Towers, LLC, for property owned by the Town of Hilton Head Island, South Carolina, known as the "Jenkins Island" Tract, and authorizing the execution of two easements in favor of American Towers, LLC, encumbering town owned land, known as the "Jenkins Island" Tract, pursuant to the authority of S.C. Code Ann. Sec. 5-7-40 (Supp. 2012), and Sec. 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

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

**11) New Business**

**a. Consideration of a Recommendation – Military Enhancement Committee**

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island approve a request for funding for the Beaufort County Military Enhancement Committee (MEC) in the requested amount of \$20,000, spread over three fiscal years.

Mr. Jon Rumbold spoke on behalf of the Military Enhancement Committee explaining the history of the Committee and the reasons for the request.

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

**12) Executive Session**

Mr. Riley stated he needed an executive session for contractual matters pertaining to land acquisition, including requests to sell town-owned land; legal matters pertaining to the Development Agreement for the Shelter Cove Mall redevelopment; legal matters pertaining to ongoing litigation in the Town vs. Kigre matter; and a business recruitment matter pertaining to a potential business recruitment opportunity on the Island.

At 4:49 p.m. Mr. Heitzke moved to go into Executive Session for the reasons given by the Town Manager. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

Mayor Laughlin called the meeting back to order at 5:48 p.m. and stated there was no business to take up as a result of executive session.

**13) Adjournment**

Mr. Heitzke moved to adjourn. Mrs. Likins seconded. The meeting was adjourned at 5:49 p.m.

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Victoria L. Pfannenschmidt  
Executive Assistant

Approved:

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Drew A. Laughlin, Mayor

DRAFT



## Hilton Head Island Fire & Rescue

Training Division  
40 Summit Drive  
Hilton Head Island, SC 29926  
843.682.5156



**TO:** Town Council, Town of Hilton Head Island  
**FROM:** Ben Waller, Battalion Chief of Training  
**VIA:** Brad Tadlock, Deputy Chief of Operations  
Lavarn Lucas, Fire Chief  
Steve Riley, Town Manager  
**DATE:** August 10, 2012  
**SUBJECT:** September 18<sup>th</sup> Council Demonstration – Cardiac Arrest

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### **Recommendation**

Demonstrate Fire & Rescue's *Pit Crew* cardiac arrest treatment concept in order to show the reasons for responding extra personnel to such emergencies.

### **Summary**

In many jurisdictions, EMS agencies respond 1 ambulance with 2 paramedics to patients having a cardiac event. Many of these events progress to full cardiac arrest situations. When Fire & Rescue receives a 911 call for a possible cardiac arrest, a full *pit crew* response (7 to 9 persons) is initiated. This extra response of trained paramedics and EMTs is based upon the belief, and now evidence, that lives are saved which a choreographed treatment plan, supported by sufficient staffing to carry it out, save lives.

Scientific evidence clearly shows that more patients survive cardiac arrest when lifesaving tasks are completed quickly. "*A one-minute decrease in the call-to-shock time increases the odds of survival by 57%.*" (Davis) The evidence also shows that CPR quickly tires rescuers, and that having additional personnel on scene avoids degraded CPR effectiveness. (Hinchey)

Fire & Rescue currently responds an ambulance, the next two closest units (ambulances or fire engines), and the Battalion Chief to any reported cardiac arrest. This ensures that adequate staffing to perform the tasks associated with the *Pit Crew* CPR concept arrives within the shortest possible time. The American Heart Association (AHA) states "*Fundamental aspects include... early performance of high-quality CPR and rapid defibrillation when appropriate.*" (AHA-1)

Approximately 95% of all out-of-hospital cardiac arrest patients die each year. (AHA-2) The US Centers for Disease Control and Prevention (CDC) reports a national rate of 7.2% cardiac arrest survival. The same study cites a 30.6% survival rate for cardiac arrest patients in places that have programs similar to Fire & Rescue's. (CDC)

Reporting Agency	Reporting Period	Survival Rate
American Heart Association (all patients)	2000-2012	Less than 1 in 10
CDC (all patients)	2005-2011	Less than 1 in 10
Fire & Rescue (all patients)	2005-2010	Less than 1 in 10
Fire & Rescue (all patients)	Jan-Dec 2011	2.5 in 10
CDC (witnessed)	2005-2011	3 in 10
Fire & Rescue (witnessed, Pit Crew)	Jan-Dec 2011	4 in 10
Fire & Rescue (witnessed, Pit Crew)	Jan-June 2012	7.5 in 10

The short-term results of Hilton Head Island’s program include a CPR save rate of 40% for witnessed cardiac arrests for 2011, and a CPR save rate of 75% for witnessed cardiac arrests from January through June of 2012.

The very best EMS systems in the United States have cardiac arrest save rates of 30% to 45% for similar patients (CDC). Our results put Hilton Head Island Fire & Rescue among the nation’s EMS leaders in saving the lives of cardiac arrest patients. *“Patient survival is the benchmark for EMS performance.”* (AHA-3)

## **Background**

Prior to 2009, Fire & Rescue was unable to accurately measure CPR resuscitation outcomes, but CPR save rates were low. No more than one or two units responded to most CPR calls and staffing was limited. Patient care roles were not pre-assigned, and the number of resuscitation tasks exceeded the number of personnel present. This resulted in delays in performing important treatment and a rush to move the patient to the ambulance. Patient movement has since been shown to reduce survival rates. *“Most importantly, the quality of CPR is compromised during transport, and survival is linked to optimizing scene care rather than rushing to the hospital”.* (Bobrow)

A review of medical literature strongly suggested that sending additional personnel to cardiac arrest patients, avoiding CPR interruptions, and choreographing the resuscitation could improve patient outcomes. A review of cardiac arrest treatment from nationwide CARES registry data verifies that *“High quality CPR and early defibrillation are the best tools EMS owns.”* (Medtronic). This means that sending more people to the scene, earlier defibrillation, and performing CPR at the scene until the return of spontaneous circulation (ROSC) improves CPR save rates. This save rate is measured by patients leaving the hospital with the same level of function as prior to their cardiac arrest.

*EMS Field Experiments* conducted by the National Institute of Standards and Technology (NIST) and its partners show completion of all resuscitation tasks with a two-person crew took almost three minutes longer to perform than any other team configuration. The best improvements in patient care completion times were with crews of six or more responders. (Moore-Merrell)

The *Pit Crew* CPR process is engineered to remove the three most likely causes of interruptions in effective chest compressions and delays in other critical resuscitation tasks. Those problems are the inability to simultaneously perform multiple lifesaving tasks, patient movement, and the lack of adequate numbers of responders to perform fatigue-free CPR. (Hinchey)

Beginning in 2009, a comprehensive Cardiac Care Program was designed and implemented with the goal of saving the lives of an additional six (6) cardiac arrest patients per year on Hilton Head Island. (Bouthillet) This program included adopting the CDC definition of a “CPR Save” as a patient who had an out-of-hospital cardiac arrest, who was resuscitated, and who was discharged from the hospital with good brain function. (CDC)

### **References**

Davis, Robert

(2005). *Six Minutes to Live or Die*, USA Today  
<http://www.usatoday.com/news/nation/ems-day2-cover.htm>

Hinchey, Paul

(2011). *Pit Crew Model of CPR*  
<http://takeheartamerica.org/wp-content/Pit-Crew-Model-of-CPR-2.23.1.pdf>

American Heart Association (1)

(2010). *2010 AHA Guidelines on CPR and Emergency Cardiac Care*  
<http://www.slideshare.net/apollobgslibrary/2010-aha-guidelines-on-cpr-and-ecc>

Centers for Disease Control and Prevention

(2011). *Cardiac Arrest Registry to Enhance Survival (CARES) Report*  
[https://mycares.net/downloads/Cumulative%20National%20Summary%20Report%20\(Oct.%201,%202005%20-%20Dec.%2031,%202011\).pdf](https://mycares.net/downloads/Cumulative%20National%20Summary%20Report%20(Oct.%201,%202005%20-%20Dec.%2031,%202011).pdf)

American Heart Association (2)

(undated). *CPR Facts and Statistics*  
<http://www.camcinstitute.org/lstc/instructor/pdf/CPR%20Facts%20and%20Statistics.pdf>

American Heart Association (3)

(undated). *High Performance CPR: A Beginner’s Guide to Implementation*  
<http://www.slideshare.net/Hiltz/high-performancehigh-density-pit-crew-team-cpr>

Bobrow BJ, et al.

(2008). *Minimally Interrupted Cardiac Resuscitation by Emergency Medical Services for Out-of-Hospital Cardiac Arrest*. JAMA. 2008;299(10):1158–1165.

Moore-Merrell et al

(2010). *National Institute of Standards and Technology Report on EMS Field Experiments*  
NIST, Washington, D.C.

Medtronic Foundation

(2012). *HeartRescue Project: High Quality CPR*  
<http://www.medtronic.com/community-response-guide/guide/pr-high-quality-cpr.html>

Bouthillet, Tom

(2009) *A Proposal to Strengthen the Chain of Survival on Hilton Head Island*  
Internal Proposal (Unpublished)



# Items of Interest

## September 18, 2012

### 1. Town News

Early on the morning of Wednesday, August 22<sup>nd</sup>, 2012, an electrical short circuit in the traffic signal control cabinet at the intersection of Wm. Hilton Parkway with Beach City Road and Gardner Drive resulted in the complete loss of power to this signal. Staff responded at 3:45 a.m. during inclement weather and determined that electrical component damage inside the control cabinet prevented the quick restoration of power. Deputies with the Beaufort County Sheriff's Office were dispatched to direct traffic.

At 8:00 a.m., the Beaufort County Traffic Engineering Department contacted staff, advised that the situation had been brought to their attention, and offered to assist with the dispatch of a qualified traffic signal electrician. Staff accepted the offer of assistance, and was advised that assistance could reach the site in approximately one hour. Staff continued to work on the problem during the interim, and was able to restore the signal's operation at approximately 9:00 a.m., relieving BCSO of the need to direct traffic. The County's technician arrived shortly afterward, however, and assisted with the provision of spare parts and technical expertise required to complete a permanent repair to the damage inside the cabinet. The Town appreciates the assistance of Beaufort County with this repair.

**(Contact: Darrin Shoemaker, Traffic and Transportation Engineer – 341-4774)**

### 2. Noteworthy Events

a) Some of the upcoming meetings at Town Hall:

- LMO Committee Meeting - September 19, 2012 – 6:00 p.m.
- Board of Zoning Appeals – September 24, 2012, 2:30 p.m.
- Design Review Board – September 25, 2012, 1:15 p.m.
- Construction board of Adjustments and Appeals – September 25, 2012, 5:30 p.m.
- Planning & Development Standards Committee – September 26, 2012 – 4:00 p.m.
- Accommodations Tax Advisory Committee Grant Application Deadline – September 28, 2012 – 4:00 p.m.
- Public Safety Committee – October 1, 2012 – 10:00 a.m.
- Public Projects and Facilities Committee – October 2, 2012, 2:00 p.m.
- Town Council – October 2, 2012, 4:00 p.m.

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



# **TOWN OF HILTON HEAD ISLAND**

## *Community Development Department*

**TO:** Town Council  
**VIA:** Charles Cousins, AICP, *Director of Community Development*  
**VIA:** Shawn Colin, AICP, *Comprehensive Planning Manager*  
**FROM:** Jayme Lopko, AICP, *Senior Planner*  
**DATE** September 4, 2012  
**SUBJECT:** Public Art Site Selection

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**Recommendation:** Staff recommends the Town Council approve two additional proposed sites identified by the Public Art Committee of the Community Foundation of the Lowcountry as potential sites for placement of Public Art on Hilton Head Island. The Public Facilities Committee met on September 4, 2012 and made a recommendation to forward this request on to Council for approval.

**Summary:** In preparation for the 2013 Public Art Exhibition scheduled for fall of 2013, the Public Art Committee needs to identify potential sites that would be suitable for the placement of public art. The list of potential sites would be included in an RFP to allow artists the ability to incorporate site characteristics and context into the design of their public art exhibits.

There were three sites approved by Town Council in September of 2010. These sites are submitted for continued approval to be utilized for public art:

- Site A: New Chamber of Commerce Welcome Center site on US 278
- Site B: Jarvis Creek Park Lake
- Site C: Town-owned parcels in the Chaplin Community (on west side of US 278 past Sherwin Williams store and before the old Cracker Barrel Site).

After reviewing these locations with Town staff, the following two additional sites, are submitted by the Public Art Committee to Town Council for consideration:

- Site D: Former Rock's Location
- Site E: Town-owned Marshfront Parcel in Stoney Area

**Background:** The Community Foundation of the Lowcountry created a Public Art Fund for the purposes of funding and acquiring public art and outdoor sculpture to be placed in the public realm on Hilton Head Island. The committee is moving ahead with its plans for the next Public Art Exhibition on Hilton Head Island scheduled for fall of 2013. As such, an RFP to artists will be issued this fall so that interested parties may have time to create pieces for the exhibition. As part of the RFP, the Public Art Committee would like to include two or three site descriptions so that artists may plan their outdoor sculptures accordingly. The dimensions and description of the sites will be included in the RFP and artists can elect to create one or more pieces for consideration.

The Public Art Committee made a similar request in 2010 for the first Public Art Exhibition held in the Fall of 2011. This Exhibition resulted in the acquisition and donation of the “Family” sculpture that is now located in Chaplin Linear Park. This request will support the Public Art Committee’s effort to build upon the collection of public art pieces located in public places.

**Main Attachments:**

- Attachment A:* Site A & B Location Map: Welcome Center & Jarvis Creek Park
- Attachment B:* Site C Location Map: Town-owned Parcel in Chaplin Area
- Attachment C:* Site D Location Map: Former Rock’s Site
- Attachment D:* Site E Location Map: Town-owned Marshfront Parcel in Stoney Area
- Attachment E:* Letter from Community Foundation of the Lowcountry Public Art Committee



Attachment A

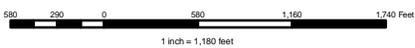
New Welcome Center Site

Jarvis Creek Park Lake Site



TOWN OF HILTON HEAD ISLAND  
 ONE TOWN CENTER COURT  
 HILTON HEAD ISLAND, S.C. 29928  
 PHONE (843) 341-4600

Town of Hilton Head Island  
 Public Art Site Proposal, New Chamber of Commerce Welcome Center and Jarvis Creek Park Lake Sites  
 July, 2010



The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses arising from the use of the map.

Attachment B

Chaplin Community Park

Town owned parcels west side of 278

Former Cracker Barrel Site

Palmetto Dunes

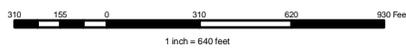
WILLIAM HILTON PARKWAY

MOORING BUOY



TOWN OF HILTON HEAD ISLAND  
ONE TOWN CENTER COURT  
HILTON HEAD ISLAND, S.C. 29928  
PHONE (843) 341-4600  
Date Created: July 22, 2010

Town of Hilton Head Island  
Public Art Site Proposal, Town Owned Parcels West Side of Highway 278 Site  
July, 2010



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Attachment C



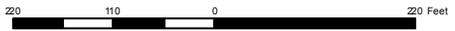
Former Rocks Location



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

# Town of Hilton Head Island

## Former Rocks Location



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

Attachment D



Town-owned Marshfront Parcel in Stoney Area



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

# Town of Hilton Head Island

## Town-owned Marshfront Parcel in Stoney Area



300 175 0 350 Feet

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



August 28, 2012

Mayor Drew Laughlin  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

Dear Mayor Laughlin:

The Community Foundation of the Lowcountry created a Public Art Fund for the purposes of funding and acquiring public art and outdoor sculpture to be placed in the public realm on Hilton Head Island. The committee is moving ahead with its plans for the second Public Art Exhibition on Hilton Head Island scheduled for the fall of 2013. As such, an RFP to artists will be issued this fall so that interested parties may have time to create or submit a piece for the exhibition.

As part of the RFP, we would like to include two or three site descriptions so that the artists may plan their outdoor sculpture selection accordingly. The dimensions and description of the sites will be included in the RFP and artists can elect to create or select one or more pieces for consideration. After reviewing several ideas with Town staff and the Public Art Fund committee members, it was determined that the two sites we would like to move forward for consideration to the Public Facilities Committee are:

1. Former Rock's location (open green space, heavy bike and car traffic)
2. Marsh vista site along 278 before the former Gullah Market (as you come onto the Island)

In addition, we will keep for consideration the three sites approved by Town Council in 2010 as options for placement.

We would like to ask to be included on the Public Facilities agenda sometime in the month of September if possible. We will provide additional description and photos of the three sites prior to the scheduled meeting.

Sincerely,

*Beth Mayo*

Beth Mayo  
Chairman, Public Art Committee  
Community Foundation of the Lowcountry



# TOWN OF HILTON HEAD ISLAND

## *Community Development Department*

**TO:** Town Council  
**VIA:** Stephen G. Riley, *ICMA-CM, Town Manager*  
**FROM:** Charles Cousins, *AICP, Director of Community Development*  
**DATE:** September 5, 2012  
**SUBJECT:** Tax Increment Financing Redevelopment Project Area Funding

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**Recommendation:** Staff recommends Town Council approve a resolution to authorize the use of tax increment financing funds generated by the Redevelopment Project Area (Tax Increment Finance District) to complete the Chaplin Linear Park project including portions of the park located outside the Redevelopment Project Area.

**Summary:** The conceptual plan for the development of Chaplin Linear Park contains improvements on properties that are not included within the Tax Increment Financing (TIF) District Redevelopment Project Area. In order for the Town to use money collected from the TIF District on properties outside that District, Town Council is required to adopt a resolution stating this intent and notify PSD 1, Beaufort County and the Beaufort County School District of this intent. Regulations governing how TIF funds may be spent allow for the use of these funds for projects that are outside the physical boundaries of the TIF district as long as the project has a direct benefit to the TIF district. Staff has determined that this will be the case after discussions with Frannie Heizer of the Mc Nair Law firm who guided the Town in developing our Tax Increment Finance program.

**Background:** The Town adopted a tax increment finance program in 1999 to fund various public improvements that would be incentives to revitalizing certain areas of the Town. As part of this program, the Town adopted a plan titled "Tax Increment Finance District For Redevelopment and Initiative Areas Hilton Head Island, South Carolina". This plan calls for the creation of a walkable environment to encourage foot traffic and further the economic success of the sector. The proposed Chaplin Linear Park is a key element in creating the walkable environment called for in the plan. The length of the linear park within the TIF district is approximately ½ mile along the banks of Broad Creek. While this will be an interesting ½ mile stroll along Broad Creek, it really does not connect to anything. Extending this linear park ½ mile to the south will allow it to connect to the soon to be redeveloped Shelter Cove Mall and community park and extending it ½ mile to the north will allow it to connect to the proposed Collier Beach Park and Atlantic Ocean. The potential links on both ends of the linear park create significant destinations that will lead to expanded use and the success of the Chaplin Linear Park. It is for that reason that staff believes using TIF funds to extend the park beyond the boundaries of the TIF district will have a direct benefit to TIF district.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, TO AUTHORIZE THE USE OF TAX INCREMENT FINANCING FUNDS GENERATED BY THE REDEVELOPMENT PROJECT AREA TO COMPLETE THE CHAPLIN LINEAR PARK PROJECT INCLUDING PORTIONS OF THE PARK LOCATED OUTSIDE THE REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, pursuant to Title 31, Chapter 6, Code of Laws of South Carolina 1976, as amended (the "Act"), and Ordinance No. 99-35 enacted on December 7, 1999, the Town Council of the Town of Hilton Head Island, South Carolina (the "Town") established and approved a plan for the redevelopment of a portion of the Town pursuant to the Hilton Head Island Tax Increment Financing Redevelopment Plan dated October 1999 (the "Plan"); and

**WHEREAS**, pursuant to the Plan, "The creation of a walkable environment should encourage foot traffic and further increase the economic success of this sector (Chaplin/Broad Creek Initiative Area)"; and

**WHEREAS**, the Town has identified a redevelopment project known as the Chaplin Linear Park (the "Project") consisting of the construction of a linear trail beginning in the area of Collier Beach extending through Chaplin Park crossing William Hilton Highway with its intersection at Singleton Beach Road, continuing Southwest towards Broad Creek, crossing Broad Creek and continuing along the shoreline of Broad Creek and terminating near Veterans Memorial Park. As part of this Project, a series of boardwalks would take users across the marshes of the Folly Inlet with opportunities to exit and explore existing trails through the tidal flats to Chaplin Park. Visitors and residents would be able to experience many of the different water environments found on Hilton Head Island from the ocean to the tidal marshes of Folly Inlet to the salt water wetlands of Broad Creek; and

**WHEREAS**, in connection with the proposed redevelopment of the Mall at Shelter Cove, a new waterfront park and trail system is planned which would extend to Veterans Memorial Park, thus linking with the Chaplin Linear Park; and

**WHEREAS**, a portion of the Project is located within the Redevelopment Project Area as defined in the Plan, with the balance of the Project outside of and adjacent to the Redevelopment Project Area; and

**WHEREAS**, Town Council has been advised by staff that the completion of the Project, including those portions outside of the area of the Redevelopment Project Area will be of direct benefit to the Redevelopment Project Area; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA:**

1. Completion of the Project, including the portion outside of the Redevelopment Project Area will be of direct benefit to the Redevelopment Project Area as contemplated in the Plan.
2. Town Council hereby authorizes the completion of the Project as a redevelopment project, which shall be funded as needed from revenue generated in the Redevelopment Project Area.
3. Written notice of the adoption of this Resolution shall be provided to the taxing districts as required by the Act.
4. This Resolution shall be in full force and effect from and upon its adoption.

**PASSED AND APPROVED BY TOWN COUNCIL THIS \_\_\_ DAY OF SEPTEMBER, 2012.**

By: \_\_\_\_\_  
Drew A. Laughlin, Mayor

ATTEST:

\_\_\_\_\_  
Victoria L. Pfannenschmidt  
Acting Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Gregory M Alford, Town Attorney

Introduced by Council Member: \_\_\_\_\_



# TOWN OF HILTON HEAD ISLAND

## *Community Development Department*

**TO:** Stephen G. Riley, CM, *Town Manager*  
**VIA:** Charles Cousins, AICP, *Director of Community Development*  
**FROM:** Jennifer B. Ray, *Urban Designer*  
**DATE:** September 6, 2012  
**SUBJECT:** Proposed Shelter Cove Community Park – Potential Park Elements

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**Recommendation:** Staff recommends that Town Council approve the attached list of potential park elements to be included in the Park Improvement Plan to be used to further develop detailed plans for permitting and construction.

**Summary:** As part of the Shelter Cove Mall redevelopment plans, a community park is proposed to be relocated from its current location to a larger space behind the existing mall that encompasses more of Broad Creek. The Conceptual Master Plan for Shelter Cove Mall Redevelopment shows various elements for illustrative purposes only.

The Development Agreement currently under consideration requires the development of a “Park Improvement Plan” which identifies the elements and improvements within the proposed community park. At this point Staff is requesting direction on the elements that may be included in more detailed design and permitting.

**Background:** Town Staff, the Island Recreation Association, and the Mall developers (Mark Senn, Blanchard and Calhoun) have met on multiple occasions to discuss the potential land swap for the park and how it can be designed and constructed to meet everyone’s needs. The general design principles include a park that is flexible for various types of events, while encouraging regular day-to-day use in a passive manner. A list of the proposed park elements is attached.

The Parks and Recreation Commission moved to approve the list of potential park elements as presented on July 26, 2012. The Public Facilities Committee moved to recommend to Town Council to approve the list of potential park elements as presented on September 4, 2012.

Proposed Uses:

1. Community Park for Island-wide events (Wing Fest, Snow Day, Italian–American Festival, etc.); and
2. Other events related to the Mall redevelopment.

Proposed Physical Improvements:

1. Large open space
2. Electrical hook-ups and water spigots (located on the edges of open space)
3. Parking throughout the Mall development and on-street parking
4. Internal pathways with connectivity to other public pathways
5. Bike racks
6. Wi-Fi
7. Playground with picnic shelter
8. Restroom and storage building
9. Site furnishings including benches, picnic tables, trash receptacles, arbor swings, etc.
10. Low-level (security) lighting
11. Pier/Dock

12. Signature element such as a fountain and/or public art piece





## TOWN OF HILTON HEAD ISLAND

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### *Community Development Department*

**TO:** Stephen G. Riley, CM, *Town Manager*  
**VIA:** Teri Lewis, AICP, *LMO Official*  
**CC:** Charles Cousins, AICP, *Director of Community Development*  
**FROM:** Heather Colin, AICP, *Development Review Administrator*  
**DATE:** September 7, 2012  
**SUBJECT:** Proposed Ordinance No. 2012-30  
Temporary Construction Easement for Utility Relocation

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**Recommendation:** The Public Facilities Committee on September 4, 2012 recommended that Town Council grant a temporary construction easement for utility relocation on Town owned property, commonly referred to as Shelter Cove Community Park and further identified as tax parcel number R520-012-00C-0000 in order to facilitate the initial phases of redevelopment of the Mall at Shelter Cove.

**Summary:** Ward Edwards, on behalf of SCTC (owners/developers of the 'Mall Redevelopment') have prepared plans for the relocation of a sewer line which pertains to the demolition and utility relocation associated with the redevelopment of the Mall. The sewer line is proposed to be relocated to comply with other utility easement requirements and anticipated relocations crossing Town property and will not restrict future development on the site.

**Background:** The Mall redevelopment has been reviewed by various Town Boards and Commissions (Town Council, Planning Commission, Parks and Recreation Commission). The relocation of the line is necessary to complete in order to redevelop the site, regardless of the specific layout or approved conceptual plans. SCTC has requested that the temporary easement be granted at this time in order to begin demolition and site preparation for the phasing of construction and to allow for the relocation of utility lines from underneath the existing buildings and pavement to the relocated location shown on the attached site plan. The utility relocation is the first step that must be completed prior to the redevelopment of the site, including road relocation and any building construction.

**AN ORDINANCE OF THE TOWN OF HILTON HEAD, SOUTH CAROLINA, AUTHORIZING THE GRANTING OF A TEMPORARY CONSTRUCTION EASEMENT ACROSS REAL PROPERTY OWNED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA KNOWN AS R520 012 00C 0002 0000 AT THE MALL AT SHELTER COVE FOR THE PURPOSES OF RELOCATING AND CONSTRUCTING SEWAGE INFRASTRUCTURE.**

WHEREAS, The Town of Hilton Head Island, South Carolina owns real property located near the Mall at Shelter Cove which is more particularly known and described as a 26.32 acre parcel known as Beaufort County Tax Map Number R520 012 00C 0002 0000 (hereinafter “Town Property”).

WHEREAS, Shelter Cove Towne Centre, LLC (hereinafter “SCTC”) and the Town have planned and desire to undertake the redevelopment of the Mall at Shelter Cove which conceptual plans call for the relocation and construction of sewer lines and related infrastructure (hereinafter “Improvements”), of which will be located on and/or traverse utilize a portion of the Town Property; and

WHEREAS, the redevelopment contemplates that a Community Park be constructed and that upon completion of the construction of the Park, the parties will exchange title to various parcels, one of which is a 4.9 acre portion of the above referenced Town Property, upon which the contemplated Improvements will be located; and

WHEREAS, a condition of the conveyance of the 4.9 acre property containing the Improvements will be an affirmative obligation for SCTC to grant a permanent utility easement in favor of Broad Creek Public Service District for maintenance of the Improvements; and

WHEREAS, SCTC has requested a Temporary Construction Easement from the Town which will allow access to, construction and temporary maintenance of the Improvements until such time as the property is conveyed as described above; and

WHEREAS, The Town Council of the Town of Hilton Head Island, South Carolina has determined that it is in the best interests of the Town to grant the requested Temporary Construction Easement.

**NOW THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AS FOLLOWS:**

Section 1. Execution of Easement Agreement.

(a) The Mayor and/or Town Manager are hereby authorized to execute and deliver that certain Temporary Construction Easement which is attached hereto as Exhibit "A"; and

(b) The Mayor and/or Town Manager are hereby authorized to take such other and further action as may be necessary to complete the actions authorized hereby.

Section 2. Severability.

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

Section 3. Effective Date.

This Ordinance shall become effective upon adoption thereof by the Town Council for the Town of Hilton Head Island, South Carolina.

**PASSED, APPROVED AND ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2012.**

\_\_\_\_\_  
Drew Laughlin, Mayor

ATTEST

\_\_\_\_\_  
Vicki Pfannenschmidt, Acting Town Clerk

Approved as to form: \_\_\_\_\_  
Gregory M. Alford, Town Attorney

Introduced by Council Member: \_\_\_\_\_



construction and temporary maintenance of the aforementioned sewerage improvements on a portion of the 4.90 Acre Parcel, subject to the terms and conditions set forth herein; and

WHEREAS, it is contemplated that upon completion of the construction of the Park, the Town will convey the 4.90 Acre Parcel to SCTC subject to a condition and affirmative obligation for SCTC grant to a permanent utility easement in favor of Broad Creek Public Service District for maintenance of the sewerage improvements contemplated herein.

NOW, THEREFORE, know all men by these presents, the Town, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and no other consideration, the receipt and sufficiency whereof is acknowledged, has bargained, granted, and sold and by these presents does hereby bargain, grant, and sell to Shelter Cove Towne Centre, LLC, its successors and assigns, a temporary, non-exclusive easement on, under, over and across that portion of the Town's property which is described as follows:

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and designated as "Proposed 20' Sewer Easement" on a drawing entitled "Potential Sewer Easement Shelter Cove Towne Centre – Phase 1B" dated August 15, 2012, prepared by Ward Edwards Engineering, which is attached hereto as Exhibit "A"

(hereinafter, collectively the "Easement Property").

The easement granted herein is for the purpose of allowing SCTC, its contractors and agents, vehicular and pedestrian access to the Easement Property for the purpose of planning, clearing, laying out, relocating and building any improvements associated with the construction or relocation of the sewer lines (hereinafter collectively referred to as the "Improvements") within the Easement Property. SCTC, its contractors and agents shall not use the Easement Property for construction

staging (ie. temporary storage of construction materials and vehicles) without advance written notification to the Town in which case such staging shall be upon terms satisfactory to the Town.

The easement is granted and accepted subject to the following terms:

1. This easement is conveyed subject to all other easements, licenses, and conveyances of record and is subject to the rights herein reserved by the Town, its successors and assigns, to utilize the Town's property at any time, in any manner, and for any purpose, provided, however, that such use by the Town shall not be inconsistent with nor prevent the full utilization by SCTC, of the rights and privileges granted herein.

2. SCTC agrees to cause all work contemplated hereunder to be performed in a workmanlike fashion with minimal interference to the Town, its successors, assigns, invitees, guests, licensees, and agents. SCTC further agrees to cause the work contemplated hereunder to be completed in an expeditious and timely fashion, that the Improvements shall at all times be maintained in a safe condition, and that all materials, debris, and construction materials shall be promptly removed upon completion of the project. SCTC shall restore any other part of the Town's property which may be damaged as a result of SCTC's exercise of the rights granted hereunder to its pre-existing state.

3. The easement granted to SCTC herein shall be temporary. SCTC agrees that the conveyance of the 4.90 Acre Parcel from the Town to SCTC shall be subject to a condition and affirmative obligation that SCTC grant a permanent easement in favor of Broad Creek Public Service District for the use and maintenance of the Improvements located within the Easement Property.

4. SCTC agrees that it will be responsible for the installation of any replacement landscaping, as approved by the Town, which may be removed by SCTC as a result of the SCTC's exercise of the rights granted hereunder.

5. SCTC shall indemnify and hold harmless the Town from and against any loss, damage, claim, expense or cost associated or incurred, including reasonable attorneys fees including any such fees and costs incurred on appeal, arising from, out of, or associated with SCTC's use of the Easement Property hereunder.

To have and to hold, all and singular, the rights, privileges, and easements aforesaid unto the Town of Hilton Head Island, South Carolina, its successors and assigns, forever.

In Witness whereof, the parties hereto have caused the within Easement Agreement to be executed by their duly authorized officers on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

WITNESSES:

SHELTER COVE TOWNE CENTRE, LLC

\_\_\_\_\_  
(Signature of Witness #1)

By: \_\_\_\_\_

\_\_\_\_\_  
(Signature of Witness #2 – the Notary Public)

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

**UNIFORM ACKNOWLEDGMENT**

COUNTY OF \_\_\_\_\_ )

**S. C. CODE ANN. § 30-5-30 (SUPP. 2011)**

I, the undersigned Notary Public, do hereby certify that \_\_\_\_\_ personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of Shelter Cove Towne Centre, LLC

Sworn to and Subscribed before me  
on this \_\_\_\_\_ Day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**\*\* Instructions for Execution:**

- All signatures should be in blue ink.*
- ALL blanks must be filled in.*
- Grantor signs at line(s) 1)*
- Witness #1 signs at line 2)*
- Notary Public signs at line 3)*
- Notary Public signs at line 4) and affixes notary seal*

WITNESSES:

THE TOWN OF HILTON HEAD ISLAND,  
SOUTH CAROLINA

\_\_\_\_\_  
(Signature of Witness #1)

By: \_\_\_\_\_  
Stephen G. Riley, Town Manager

\_\_\_\_\_  
(Signature of Witness #2 – the Notary Public)

**STATE OF SOUTH CAROLINA** )  
 )  
**COUNTY OF BEAUFORT** )

**UNIFORM ACKNOWLEDGMENT**  
**S. C. CODE ANN. § 30-5-30 (SUPP. 2011)**

I, the undersigned Notary Public, do hereby certify that STEPHEN G. RILEY, personally appeared before me on this day and duly acknowledge the execution of the foregoing instrument on behalf of The Town of Hilton Head Island, South Carolina.

Sworn to and Subscribed before me  
on this \_\_\_\_\_ Day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_



P.O. Box 381  
Bluffton, SC 29910  
(843) 837-5250

August 16, 2012

Mr. Steve Riley  
Town Manager  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

Subject:       **Potential Sewer Easement**  
                  **Shelter Cove Towne Centre – Phase 1B**  
                  Project #110221B

Mr. Riley:

We are preparing two engineering plans on behalf of Shelter Cove Towne Centre, LLC which pertain to demolition and utility relocation near the existing mall. The sewer line relocation, which is based upon the proposed land plan, results in a section of pipe crossing the front of the Shelter Cove Memorial Park. Although, this property will ultimately be traded to Shelter Cove Towne Centre, LLC, the sewer line needs to be installed prior to the transfer.

We have attached several exhibits for your review:

1. 8.5"x11" exhibit of the proposed sewer crossing of Town property (R520-012-00C-0002-0000). The sewer line will cross the paved park entrance and pass between the park sign and a storm drain inlet. We are unable to position it differently as it must remain in the outer five feet of the soon-to-be-modified Santee Cooper powerline easement;
2. Existing Sewer Master Plan: This shows the existing configuration of sewer in the mall vicinity;
3. Proposed Sewer Master Plan: This shows the proposed sewer system overlaid with the redevelopment land plan;
4. Proposed Sewer Master Plan Overlay: This shows the same as the prior map but overlaid with the existing condition of the mall site;

Please review the attachments and notify us if the Town will require a written temporary construction easement and/or permanent utility easement prior to installation of this line. The line will ultimately be

Mr. Riley  
Shelter Cove Sewer Easement

August 16, 2012

owned by Broad Creek Public Service District (BCPSD); therefore, such a permanent utility easement would be granted to them by the property owner.

If you have any questions, please contact me at 843-837-5250 or [hduncan@wardedwards.com](mailto:hduncan@wardedwards.com)

Sincerely,

**Ward Edwards Engineering**



Heath E. Duncan, PE  
Project Manager

cc: Mark Senn  
Brad Sterling  
Wes Jones  
Heather Colin  
Rusty Hildebrand  
File 110221B

SHELTER COVE  
COMMUNITY PARK

N/F TOWN OF HILTON HEAD ISLAND  
R520-012-00C-0002-0000  
#39 SHELTER COVE LANE

PROPOSED 20'  
SEWER EASEMENT  
ACROSS PARCEL  
R520 012 00C  
0002 0000

CUT &  
PATCH  
DRIVEWAY

SHELTER COVE LANE

SHELTER COVE  
PLAZA

PLAZA AT SHELTER COVE



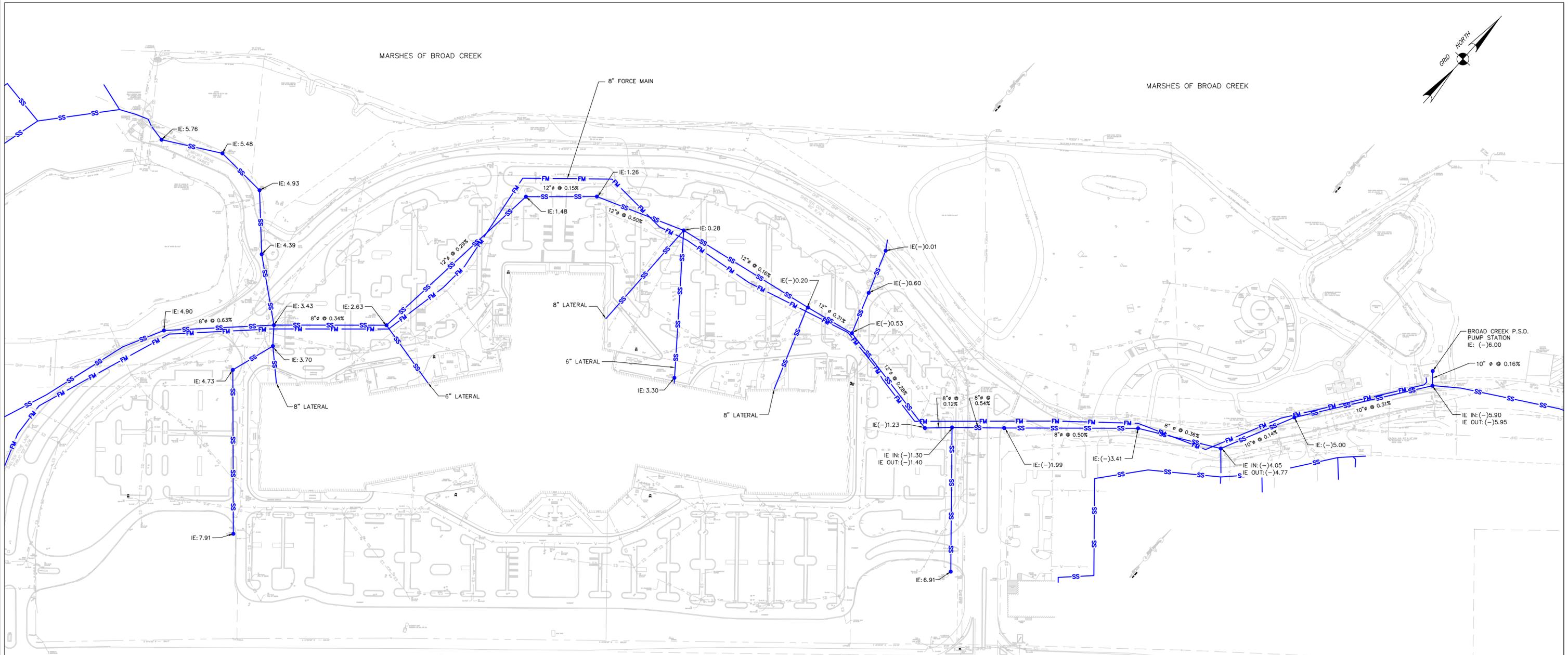
GRAPHIC SCALE



POTENTIAL SEWER EASEMENT  
SHELTER COVE TOWNE CENTRE--PHASE 1B

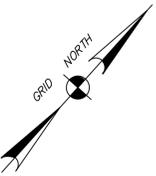
PREPARED FOR  
SHELTER COVE TOWNE CENTRE, LLC  
AUGUST 15, 2012

SCALE: 1"=60'  
PROJECT #: 110221b



MARSHES OF BROAD CREEK

MARSHES OF BROAD CREEK



WILLIAM HILTON PARKWAY  
U.S. HIGHWAY 278

WILLIAM HILTON PARKWAY  
U.S. HIGHWAY 278

BROAD CREEK P.S.D.  
PUMP STATION  
IE: (-)6.00

**LAND PLAN REFERENCE:**

LAND PLAN PREPARED BY WOOD + PARTNERS AND DATED 05/29/2012.

**EXISTING UTILITY REFERENCES:**

1. GIS MAP PROVIDED BY BROAD CREEK PUBLIC SERVICE DISTRICT ON 09/07/2011.
2. TREE AND TOPOGRAPHIC SURVEY PREPARED BY SURVEYING CONSULTANTS, TERRY G. HATCHELL, SC PLS # 11059, AND DATED 04/16/2012.
3. SANITARY SEWER & WATER DISTRIBUTION AS-BUILT DRAWING FOR "THE MALL AT SHELTER COVE" PREPARED BY HUSSEY, GAY & BELL AND DATED 11/30/1987.

EXISTING SEWER LEGEND	
EXISTING GRAVITY SEWER LINE	— SS —
EXISTING GRAVITY SEWER MANHOLE	●
EXISTING FORCE MAIN	— FM —

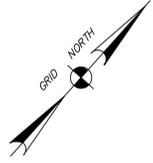
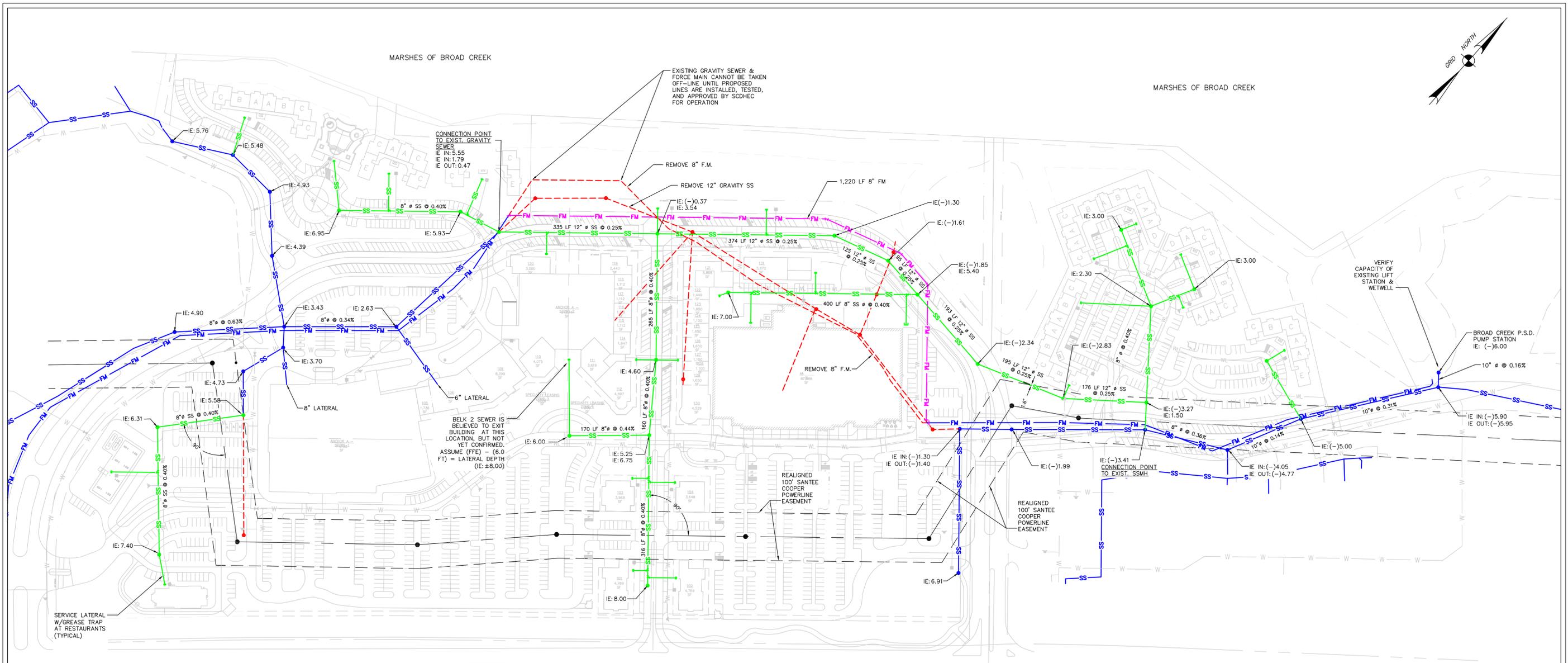
**EXISTING SANITARY SEWER SYSTEM  
SHELTER COVE TOWNE CENTRE**

Shelter Cove Towne Centre, LLC  
Hilton Head Island, SC

Date: 08/14/2012  
Project #: 110221  
Scale: 1" = 100'



O:\Data\Projects\110221\Master Plans\110221 Master Plans\110221.dwg, 8/14/2012 4:10:48 PM, 11



**PROPOSED SEWER ALIGNMENT NOTES**

- CROSSINGS OF EXISTING SEWER MAINS WERE MINIMIZED TO EXTENT POSSIBLE.
- EXISTING MAINS MUST REMAIN OPERABLE DURING INSTALLATION OF PROPOSED LINES TO MAINTAIN SERVICE TO NEWPORT, SHELTER COVE PLAZA, COMMUNITY PARK, MALL, AND EXECUTIVE PARK.
- REALIGNED POWER LINE EASEMENT CROSSINGS ARE PERPENDICULAR PER SANTEE COOPER GUIDELINES.
- SEGMENTS PARALLEL TO REALIGNED POWER LINE EASEMENT ARE KEPT WITHIN THE OUTER 10 FT OF THE EASEMENT. (SANTEE COOPER GUIDELINES LIMIT PARALLEL UTILITIES TO OUTER 5 FT).
- MAXIMUM 400 FT BETWEEN MANHOLES.

**LAND PLAN REFERENCE:**

LAND PLAN PREPARED BY WOOD + PARTNERS AND DATED 05/29/2012.

**EXISTING UTILITY REFERENCES:**

- GIS MAP PROVIDED BY BROAD CREEK PUBLIC SERVICE DISTRICT ON 09/07/2011.
- TREE AND TOPOGRAPHIC SURVEY PREPARED BY SURVEYING CONSULTANTS, TERRY G. HATCHELL, SC PLS # 11059, AND DATED 04/16/2012.
- SANITARY SEWER & WATER DISTRIBUTION AS-BUILT DRAWING FOR "THE MALL AT SHELTER COVE" PREPARED BY HUSSEY, GAY & BELL AND DATED 11/30/1987.

**PROPOSED WATER LEGEND**

PROPOSED WATER MAIN	— WL —
PROPOSED FIRE HYDRANT & G.V.	▼
PROPOSED VALVE	⋈
PROPOSED METER	■

**EXISTING SEWER LEGEND**

EXISTING GRAVITY SEWER LINE	— SS —
EXISTING GRAVITY SEWER MANHOLE	●
EXISTING FORCE MAIN	— FM —

**SEWER DEMOLITION LEGEND**

EXISTING GRAVITY SEWER TO BE REMOVED	- - - - -
EXISTING GRAVITY MANHOLE TO BE REMOVED	●
EXISTING FORCE MAIN TO BE REMOVED	- - - - -

**PROPOSED SEWER LEGEND**

PROPOSED GRAVITY SEWER	— SS —
PROPOSED GRAVITY MANHOLE	●
PROPOSED FORCE MAIN	— FM —
PROPOSED 6" SERVICE LATERAL	— SL —

**EXISTING WATER LEGEND**

EXISTING WATER MAIN	— W —
EXISTING FIRE HYDRANT	▼
EXISTING VALVE	⋈
EXISTING METER	■

**SUMMARY OF HYDRAULIC LOADINGS**

EXISTING CAPACITY OF SHELTER COVE MALL + OUTPARCELS = 116,920 GPD

PROPOSED CAPACITY NEEDS SHELTER COVE TOWNE CENTRE

295,000 SQ FT GENERAL COMMERCIAL	
210 MULTIFAMILY UNITS	
210 MULTIFAMILY UNITS @ 300 GPD/UNIT =	63,000 GPD
265,500 SQ FT RETAIL @ 200 GPD/1000 SQ FT =	53,100 GPD
29,500 SQ FT RESTAURANT @ 40 GPD/SEAT =	59,000 GPD
TOTAL =	175,100 GPD
DIFFERENCE (ADDITIONAL CAPACITY REQUIRED):	58,180 GPD

- ASSUMPTIONS:**
- AVERAGE MULTIFAMILY UNIT SIZE IS 3 BEDROOMS
  - 10% OF TOTAL COMMERCIAL SPACE IS RESTAURANT (29,500 SQ FT)
  - FOR RESTAURANT, ASSUME 1 SEAT PER 20 GROSS SQ FT

**NOTE:** PROPOSED LOADING CALCULATIONS WILL BE REFINED AS ADDITIONAL INFORMATION ON RESTAURANT SEATING AND MULTIFAMILY UNIT MIX IS AVAILABLE FROM ARCHITECTS.

**ESTIMATED LOADINGS TO PUMP STATION FROM ADJACENT EXISTING DEVELOPMENTS**

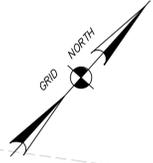
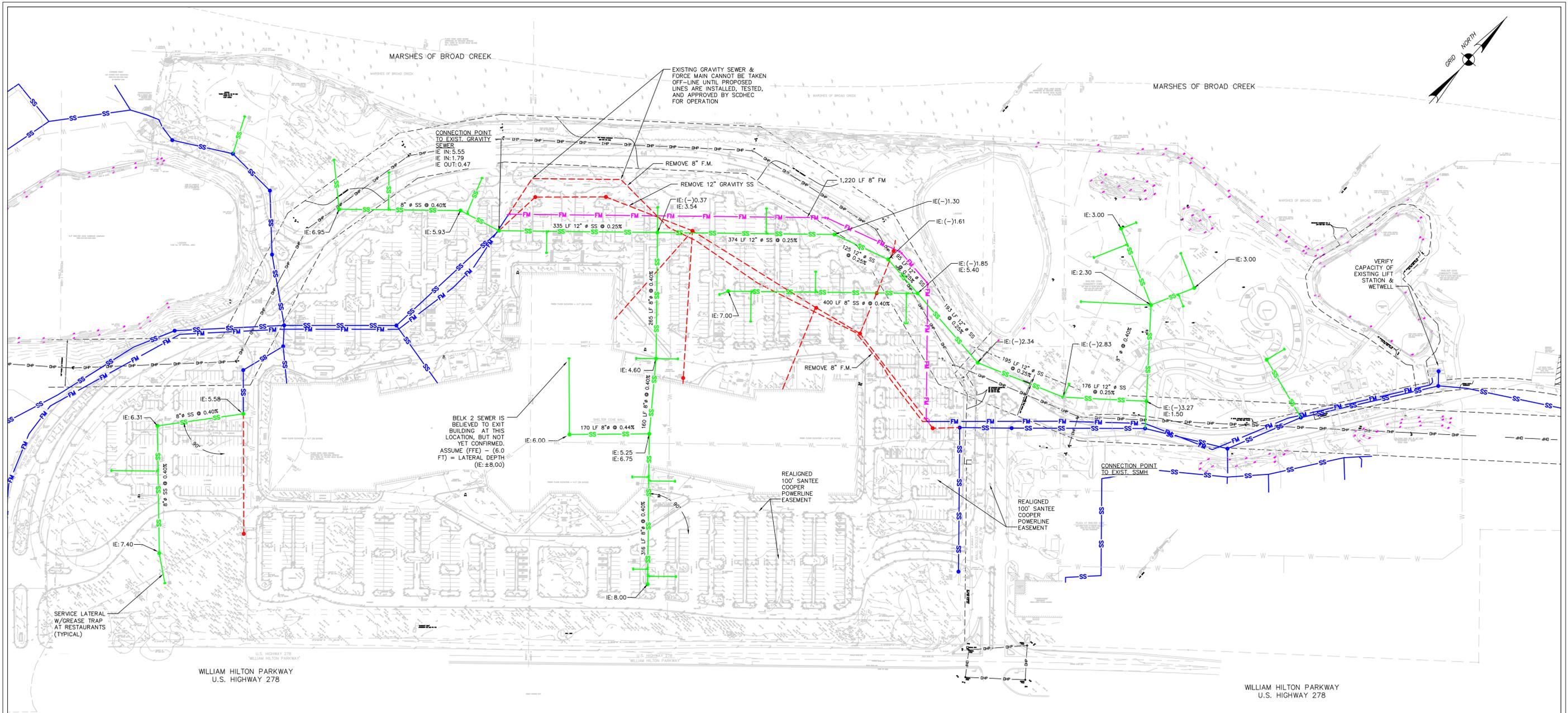
NEWPORT & PENINSULA VILLAS =	24,600 GPD
EXECUTIVE OFFICE PARK =	8,985 GPD
PLAZA AT SHELTER COVE =	31,000 GPD
LIFESPAN BUILDING / SHERIFF'S OFFICE =	2,880 GPD
FORMER CRACKER BARREL SITE =	13,533 GPD
VETERANS MEMORIAL PARK =	1,250 GPD
SHELTER COVE COMMUNITY PARK =	2,500 GPD

**PROPOSED SANITARY SEWER SYSTEM  
SHELTER COVE TOWNE CENTRE**

Shelter Cove Towne Centre, LLC  
Hilton Head Island, SC

Date: 08/14/2012  
Project #: 110221  
Scale: 1" = 100'





**PROPOSED SEWER ALIGNMENT NOTES**

- CROSSINGS OF EXISTING SEWER MAINS WERE MINIMIZED TO EXTENT POSSIBLE.
- EXISTING MAINS MUST REMAIN OPERABLE DURING INSTALLATION OF PROPOSED LINES TO MAINTAIN SERVICE TO NEWPORT, SHELTER COVE PLAZA, COMMUNITY PARK, MALL, AND EXECUTIVE PARK.
- REALIGNED POWER LINE EASEMENT CROSSINGS ARE PERPENDICULAR PER SANTEE COOPER GUIDELINES.
- SEGMENTS PARALLEL TO REALIGNED POWER LINE EASEMENT ARE KEPT WITHIN THE OUTER 10 FT OF THE EASEMENT. (SANTEE COOPER GUIDELINES LIMIT PARALLEL UTILITIES TO OUTER 5 FT)
- MAXIMUM 400 FT BETWEEN MANHOLES.

PROPOSED WATER LEGEND	
PROPOSED WATER MAIN	— WL —
PROPOSED FIRE HYDRANT & G.V.	▼
PROPOSED VALVE	⊕
PROPOSED METER	■

EXISTING SEWER LEGEND	
EXISTING GRAVITY SEWER LINE	— SS —
EXISTING GRAVITY SEWER MANHOLE	●
EXISTING FORCE MAIN	— FM —

SEWER DEMOLITION LEGEND	
EXISTING GRAVITY SEWER TO BE REMOVED	- - - - -
EXISTING GRAVITY MANHOLE TO BE REMOVED	●
EXISTING FORCE MAIN TO BE REMOVED	- - - - -

PROPOSED SEWER LEGEND	
PROPOSED GRAVITY SEWER	— SS —
PROPOSED GRAVITY MANHOLE	●
PROPOSED FORCE MAIN	— FM —
PROPOSED 6" SERVICE LATERAL	— SL —

EXISTING WATER LEGEND	
EXISTING WATER MAIN	— W —
EXISTING FIRE HYDRANT	▼
EXISTING VALVE	⊕
EXISTING METER	■

**SUMMARY OF HYDRAULIC LOADINGS**

EXISTING CAPACITY OF SHELTER COVE MALL + OUTPARCELS = 116,920\_GPD  
 PROPOSED CAPACITY NEEDS SHELTER COVE TOWNE CENTRE  
 295,000 SQ FT GENERAL COMMERCIAL  
 210 MULTIFAMILY UNITS  
 210 MULTIFAMILY UNITS @ 300 GPD/UNIT = 63,000 GPD  
 265,500 SQ FT RETAIL @ 200 GPD/1000 SQ FT = 53,100 GPD  
 29,500 SQ FT RESTAURANT @ 40 GPD/SEAT = 59,000 GPD  
 TOTAL = 175,100 GPD  
 DIFFERENCE (ADDITIONAL CAPACITY REQUIRED): 58,190\_GPD

**ASSUMPTIONS:**  
 1. AVERAGE MULTIFAMILY UNIT SIZE IS 3 BEDROOMS  
 2. 10% OF TOTAL COMMERCIAL SPACE IS RESTAURANT (29,500 SQ FT)  
 3. FOR RESTAURANT, ASSUME 1 SEAT PER 20 GROSS SQ FT

**NOTE:**  
 PROPOSED LOADING CALCULATIONS WILL BE REFINED AS ADDITIONAL INFORMATION ON RESTAURANT SEATING AND MULTIFAMILY UNIT MIX IS AVAILABLE FROM ARCHITECTS.

**ESTIMATED LOADINGS TO PUMP STATION FROM ADJACENT EXISTING DEVELOPMENTS**

NEWPORT & PENINSULA VILLAS	=	24,600 GPD
EXECUTIVE OFFICE PARK	=	8,985 GPD
PLAZA AT SHELTER COVE	=	31,000 GPD
LIFESPAN BUILDING / SHERIFF'S OFFICE	=	2,880 GPD
FORMER CRACKER BARREL SITE	=	13,533 GPD
VETERANS MEMORIAL PARK	=	1,250 GPD
SHELTER COVE COMMUNITY PARK	=	2,500 GPD

**PROPOSED SANITARY SEWER SYSTEM  
 SHELTER COVE TOWNE CENTRE**

Shelter Cove Towne Centre, LLC  
 Hilton Head Island, SC  
 Date: 08/14/2012  
 Project #: 110221  
 Scale: 1" = 100'



SHELTER COVE  
COMMUNITY PARK

N/F TOWN OF HILTON HEAD ISLAND  
R520-012-00C-0002-0000  
#39 SHELTER COVE LANE

PROPOSED 20'  
SEWER EASEMENT  
ACROSS PARCEL  
R520 012 00C  
0002 0000

CUT &  
PATCH  
DRIVEWAY

SHELTER COVE LANE

SHELTER COVE  
PLAZA



GRAPHIC SCALE

PLAZA AT SHELTER COVE

POTENTIAL SEWER EASEMENT  
SHELTER COVE TOWNE CENTRE--PHASE 1B

PREPARED FOR  
SHELTER COVE TOWNE CENTRE, LLC  
AUGUST 15, 2012

SCALE: 1"=60'  
PROJECT #: 110221b

