



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, December 3, 2014
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 and posted in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes** – November 19, 2014 Meeting
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
 - a) Election of Officers
 - b) Public Hearing
STDV-002037-2014 -Lenny Fletcher has applied for a modified easement name for Swingle Manor. This easement is located off Bradley Circle. The proposed new name is Abalone Lane. The affected parcels are identified as Parcels 022P, 022Q, 0596, 0597, and 0645 on Beaufort County Tax Map 8. *Presented by: Suzanne Brown and Randy Lindstrom*
- 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.

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, November 19, 2014
3:00p.m – Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman David Bennett, Vice Chairman Alex Brown,
Judd Carstens, Bryan Hughes, Peter Kristian,
Caroline McVitty, Barry Taylor and Todd Theodore

Commissioners Absent: Jim Gant

Town Council Present: None

Town Staff Present: Jayme Lopko, Sr. Planner & Planning Commission Coordinator
Anne Cyran, Senior Planner
Scott Liggett, Director Public Projects & Facilities/Chief Engineer
Brian Hulbert, Staff Attorney
Susan Simmons, Director of Finance
Charles Cousins, Director of Community Development
Teri Lewis, LMO Official
Shawn Colin, Deputy Director Community Development
Kathleen Carlin, Secretary

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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 and posted in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.
 5. **Approval of Agenda**
Commissioner Kristian made a **motion** to **approve** the agenda as submitted.
Commissioner Carstens **seconded** the motion and the motion **passed** with a vote of 8-0-0.
 6. **Approval of Minutes**
The Planning Commission **approved** the draft minutes of the regular meeting held on November 5, 2014 as submitted by general consent.
 7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
 - a. Chester C. Williams, Esq., congratulated Chairman Bennett on his election as the Town of Hilton Head Island's new Mayor.
 - b. Mr. Larry Meyers, citizen, requested that the Planning Commission place a moratorium on purchasing any real property for a period of two years.

8. Unfinished Business

None

Chairman Bennett stated that due to his election as the Town's new Mayor, he will not participate in the Planning Commission's discussion/vote on today's New Business items. Chairman Bennett requested that Vice Chairman Brown assume the role of Acting Chairman for the New Business portion of today's meeting. Vice Chairman Brown agreed.

(Commissioner Theodore recused himself from review of application ZA-1685-2014 due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Commissioner Theodore and attached to the record.)

(Commissioner Kristian stated his position as General Manager of Hilton Head Plantation Homeowners Association, but felt he did not need to recuse himself)

9. New Business

a. Public Hearing

ZA-1685-2014: Walter J. Nester III on behalf of Bayshore Retirement Partners, LLC has applied to amend the Official Zoning Map by amending the PD-1 (Planned Development Mixed-Use) Zoning District, specifically the Hilton Head Plantation Master Plan, to change the allowed uses and to change the density associated with the subject properties. The properties are identified on Beaufort County District R510 Tax Map 3 as parcels 89A, 127, 128 and 129 (Phase I) and parcels 121 & 126 (Phase II). The properties are addressed as 421, 424, 425 and 427 Squire Pope Road and are collectively known as Salty Fare.

This application will change the permitted uses on all of the parcels from commercial to group living. This application will change the density from 10,283 square feet of commercial use to: 126 dwelling units on the Phase I parcels (parcels 89A, 127, 128, and 129); and 26 dwelling units or a 50,000 square foot assisted living facility on the Phase II parcels (parcels 121 and 126).

Acting Chairman Alex Brown introduced the application and opened the public hearing. Acting Chairman Brown then requested that Ms. Anne Cyran make her presentation on behalf of staff.

Ms. Cyran presented an in-depth overhead review of the application including the vicinity map and zoning map. The staff recommended that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and serves to carry out the purposes of the LMO, based on the Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed within the staff's report.

The Hilton Head Plantation Master Plan was initially approved by Beaufort County in 1974 and was subsequently approved by the Town in 1984 after the Town incorporated. In the original master plan, the Salty Fare parcels were part of two larger parcels – Parcel 11 and Parcel 12 – which were undeveloped areas designated for Future Development.

Subsequent administrative approvals and zoning map amendments and provisions in the LMO reduced the original density to the current density of 10,283 square feet of commercial use on the Phase I parcels and no density on the Phase II parcels.

Salty Fare was developed to serve as the primary embarkation and debarkation point for the Daufuskie Island Resort & Spa. That use ended in 2009 when the resort declared bankruptcy. Salty Fare currently serves as an embarkation and debarkation point for Daufuskie Island ferries and private chartered tours. The Phase I parcels are developed with a 10,283 square foot building, a dock, and parking areas. The Phase II parcels are developed with additional parking areas.

The applicant's narrative and application materials state the proposed Zoning Map Amendment would approve residential density that is generally consistent with the adjacent Waterfront Mixed-Use (WMU) Zoning District, which allows up to 16 dwelling units per acre. The Hilton Head Boathouse (the property directly to the south of the Phase I parcels) and the parcels continuing south along Skull Creek are located in the WMU Zoning District. The applicant states that the current approved use is not economically viable because the facility is no longer relied upon for access to the Daufuskie Island Resort & Spa. Other embarkation facilities provide shorter trips to Daufuskie Island and more convenient access to the mainland. Efforts by the property owner to expand the use of the property for other water-related activities have been uniformly opposed by area residents as incompatible with adjacent residential developments.

The applicant states that the rezoning will facilitate the complete redevelopment of the Salty Fare property to create an economically viable use for the property that is compatible with adjacent properties. Ms. Cyran reviewed the Findings of Fact and Conclusions of Law.

Mrs. Jayme Lopko presented comments regarding density issues for the parcels. Following the staff's presentation, Acting Chairman Brown requested that the applicant make his presentation.

Walter Nester, Esq., made the presentation on behalf of his client, Bayshore Retirement Partners, LLC. The applicant proposes to build a high-quality retirement community on the property known as Salty Fare. The applicant believes that the proposed use is an appropriate use for the property. Mr. Nester presented in-depth details regarding the intended use of the property. Following the applicant's presentation, the Planning Commissioners discussed several issues including the density cap associated with the property. The Planning Commission inquired about a possible development agreement.

Mrs. Lopko stated that Hilton Head Plantation's Master Plan does not have a development agreement. Commissioner Kristian presented statements in clarification of several parcels located within Hilton Head Plantation that are zoned either recreational or residential.

At the completion of the discussion, Acting Chairman Brown requested public comments and the following were received: (1) Mr. John Thompson presented statements regarding the need for a public transportation system to Daufuskie Island; (2) Mr. Terry Conway, citizen, presented statements in overall support of the application with comments regarding existing tree canopies, traffic concerns, and the need for a pedestrian crosswalk; (3) Ms. Sandra Griffin-Cosby, representative of The Cypress Club, presented statements in overall support of the project; (4) Mr. Roy Peckinpaw, citizen, presented statements in support of the project; (5) Ms. Laura Duggan, General Manager of Melrose Resort, stated the need for public access to Daufuskie Island. Following final public comments, Acting Chairman Brown closed the public hearing for the application. Acting Chairman Brown then requested discussion by the Planning Commission.

The Planning Commission discussed the application and complimented the overall intent of the project. At completion of the discussion, Acting Chairman Brown requested that a motion be made.

Commissioner Hughes made a **motion** to forward application ZA-1685-2014 to Town Council with a recommendation of **approval** as submitted. Commissioner Kristian **seconded** the motion and the motion **passed** with a vote of 6-0-0.

b. Recommendation of proposed CIP Fiscal Year 2016 Priority Projects to Town Council

Acting Chairman Brown introduced the business item and requested that Mr. Liggett make his presentation on behalf of staff. Mr. Liggett began his presentation with brief statements regarding the South Carolina State Statute relating to the Planning Commission's role in reviewing this business item. Brian Hulbert, Staff Attorney, presented additional comments regarding the Planning Commission's jurisdiction.

Mr. Liggett presented an in-depth overhead review of the Recommendation of proposed CIP Fiscal Year 2016 Priority Projects to Town Council. The Capital Improvements Program (CIP) Committee met on September 29, 2014 and October 22, 2014 to review the proposed Fiscal Year 2016 Capital Improvement Program. Today's presentation reflects the committee's recommendations.

The program follows through with Fiscal Year (FY) 2016 projects as they were proposed, planned, and scheduled in previous editions of the CIP. The committee recommends these specific changes to the list of proposed priority projects:

- 1) **Main Street Pathway** - add as a new project, # 1 pathway priority.
- 2) **Pope Avenue Corridor/Coligny Area Roadway Improvements** – representation as a group of coordinated individual projects, #1 roadway priority.
- 3) **Bluffton Parkway – Phase 5-A (Flyover) Beautification** – last roadway priority.
- 4) **Sewer Project(s)** – add as a project to the “New Facilities” category with the understanding that project details are to be determined and are predicated on the potential for a yet to be made request for funding assistance by the Hilton Head Public Service District.

Town Council will conduct their annual workshop in early December. During the workshop, Council will determine their Action Agenda and priorities for FY 2016.

Anticipating that no significant changes will be made today, and following approval by the Planning Commission, the proposal will be forwarded to Town Council for their consideration. Town Council will receive the proposal before their workshop to allow time for its review. Mr. Liggett then reviewed the following items:

Fiscal Year 2016 – Proposed Priority Projects

A. Pathways

- Main Street (Whooping Crane Way to Wilborn Road) – (survey and concept development)
- US 278 – B (William Hilton Parkway) Shelter Cove/Chaplin to Mathews Drive north (design, construction)
- US 278-B (Gardner Drive to Jarvis Park / Honey Horn) – (concept development, design)
- US 278 (westbound between Gum Tree Road to Squire Pope Road) – (concept development)
- US 278-B (Village at Wexford to Arrow Road) – (design, construction)
- US 278-B (Jarvis Park/Honey Horn to Graves Bridge) – (survey)

B. Roadway Improvements

Pope Avenue Corridor/Coligny Area Improvements **

- Office Park Road Intersection Improvements (FY 15 funding for survey, concept development and design, FY 16 funding for potential R/W acquisition)
- Heritage Plaza Road Extension (FY 15 funding for survey, concept development design and land acquisition)
- Extension of Lagoon Road – (survey, concept development, design)
- Reconstruction of Nassau Street – (survey, concept development, design)
- William Hilton Parkway Intersection Improvements at Squire Pope Road (FY15funding provided for survey and design)
- Intersection Improvements at Shelter Cove Town Center including pedestrian crosswalks - (survey, concept development and design)
- Traffic Signal Mast Arms Shelter Cove Lane @ William Hilton Parkway - (construction)
- Private Dirt Roads Acquisition (property acquisition only - no paving, upgrades or maintenance)
- Miscellaneous Turning Lane Improvements - (survey and design)
- Bluffton Parkway – Phase 5-A (Flyover) Beautification

C. Park Development

- Town Parks Upgrades
- Crossings Park Field Drainage Improvements
- Public Art foundation (concrete base/stand for art work)
- Island Recreation Center Expansion - (design development, permitting, and construction)
- Chaplin Linear Park – (construction)

D. Existing Facilities & Infrastructure

- Fire Station #2 Replacement – (design development, permitting)
- Town Hall Office Space Reconfiguration – (design, construction)
- Fire/Rescue Training Center Enhancements – (construction)

E. New Facilities

- USCB Hospitality Management Program Building (funding for activities per pending MOU)
- Coligny Area Improvements – parking improvements, park/playground/performance shell, children’s museum ** - (survey, concept development and design)
- Sewer Project(s) – TBD, pending request of HHPSD

F. Beach Maintenance

- Beach Management and Monitoring – (survey, data collection)
- Island-wide Beach Renourishment – (construction)

** Note that the Coligny Area Improvements consist of several roadway improvement projects plus conventional, parcel based development (parking lot, park/playground and children’s museum).

It is envisioned that concept development, design and permitting for multiple components will occur simultaneously in any given year and that the phasing of project construction will likewise take place over several successive years.

Initially, it is recommended that design attention be focused on the side street roadway network improvements, the parking lot, and the park. And that construction first proceed with the roadway network elements in order to provide both access to the parcels to be developed and to serve as alternate routes during the time of construction on the primary routes (Pope Avenue and South Forest Beach Drive) improvements.

Additionally, the construction phasing plan will consider seasonal restrictions so as to be the least disruptive on visitor season. As a result, it is expected that roadway and parking lot construction windows are no more than six (6) months.

The fiscal year 2016 priorities recommended for the Coligny Improvements are:

Roadway Improvements:

Pope Avenue/Office Park Road Intersection Improvements

Survey, concept development, design, land acquisition and permitting

Heritage Plaza Road

Survey, concept development, design and land acquisition

Extension of Lagoon Road

Survey, concept development, design, land acquisition

Reconstruction of Nassau Street

Survey, concept development, design, land acquisition
New Facilities

Parking, Park, Children's Museum

Survey, concept, development and design

This completed Mr. Liggett's presentation to the Planning Commission. Acting Chairman Brown thanked Mr. Liggett and requested discussion by the Planning Commission.

The Planning Commission discussed several issues including the need for traffic improvements at Sea Pines Circle and a need for increased safety measures. The Planning Commission requested that reallocation of funds be considered for much needed continuation of the pathway program.

Following this discussion, Acting Chairman Brown requested public comments and the following were received: (1) Mr. Frank Babel encouraged the Planning Commission to support the need for additional pathway improvements; (2) Mr. Tom Sharp also presented statements in support of improved pathways and safety; (3) Mr. Peter Ovens presented statements regarding the Lagoon Road extension to Tanglewood Drive. Mr. Liggett, Mr. Cousins, and Ms. Susan Simmons presented statements regarding public funding sources. The Planning Commission stated that the Shelter Cove pathway should be given priority over the pathway at Gardner Drive, Jarvis Creek Park. Mr. Liggett stated that staff can add a stand-alone new crosswalk at the vicinity of Shelter Cove (as #1 priority), if the Planning Commission wishes, in addition to the extended Shelter Cove pathway. The Planning Commission agreed, stating that Main Street should stay the #1 priority item.

Following public comments and final comments by the Planning Commission, Acting Chairman Brown requested that a motion be made.

Commissioner Taylor made a **motion** to forward the recommendation of proposed CIP Fiscal Year 2016 Priority Projects to Town Council with the addition of the two pathways discussed today. Commissioner Kristian **seconded** the motion and the motion **passed** with a vote of 7 -0-0.

10. Commission Business

None

11. Chairman's Report

Chairman David Bennett stated that today will be his last meeting serving on the Planning Commission. Chairman Bennett expressed his appreciation to his fellow Planning Commissioners and to the staff for all of their dedicated efforts and hard work.

12. Committee Reports

Vice Chairman Brown reported that a Nominating Committee has been appointed for the purpose of electing new officers. Commissioner Carstens will serve as Chairman; other committee members are Commissioner Kristian, Commissioner McVitty, and Commissioner Theodore. The committee will meet prior to the next regular meeting on Wed., December 3rd and will present their report to the Planning Commission at the December 3rd meeting.

13. Staff Reports

Mr. Cousins expressed his appreciation to outgoing Chairman David Bennett for his 3-½ years of dedicated service to the Planning Commission. The Community Development Department looks forwards to working with Mayor-elect Bennett in the future.

14. Adjournment

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

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Alex Brown
Acting Chairman



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

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908
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**STAFF REPORT
MODIFIED EASEMENT NAME APPLICATION**

Case #:	Name of Project or Development:	Public Hearing Date:
STDV-002037-2014	Swingle Manor	December 3, 2014

Parcel Data or Location:	Applicant/Agent
R510 008 000 022P 0000 R510 008 000 022Q 0000 R510 008 000 0596 0000 R510 008 000 0597 0000 R510 008 000 0645 0000	Lenny Fletcher 7 Swingle Manor Hilton Head Island, SC 29928

Application Summary:

STDV-002037-2014 -Lenny Fletcher has applied for a modified easement name for Swingle Manor. This easement is located off Bradley Circle. The proposed new name is Abalone Lane. The affected parcels are identified as Parcels 022P, 022Q, 0596, 0597, and 0645 on Beaufort County Tax Map 8.

Staff Recommendation:

Staff recommends the Planning Commission approve the Abalone Lane modified easement name application based on the review criterion outlined in the Land Management Ordinance and enclosed herein.

Background:

Mrs. Fletcher has proposed the modified easement name of Abalone Lane located off of Bradley Beach Circle. Currently, there is only one home and 4 lots that would be affected. The Abalone shell is an oval shell and the inner layer is composed of nacre which is mother-of-pearl. It is considered to be the jewel of the ocean and can be found on the East coast as well as every other continent except the Pacific coast of South America. The meat of the Abalone is used as food and considered a delicacy in in certain parts of the

world and the shell is used to make mother-of-pearl jewelry, buttons and buckles. This new street name would keep the beach theme of Hilton Head and Fire Rescue has no conflicts with the proposed name.

Summary of Facts and Conclusions of Law:

Findings of Facts:

1. LMO 16-2-102.E.1 requires that, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specially called for that purpose by such body.
2. The LMO Official scheduled the public hearing on the application for the December 3, 2014 Planning Commission meeting, which is a regularly scheduled meeting of the commission.
3. LMO 16-2-102.E.2 requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date.
4. Notice of the December 3, 2014 public hearing was published in the Island Packet on November 16, 2014.
5. LMO 16-2-102.E.2 requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land that fronts on the easement proposed for a modified name no less than 15 calendar days before the December 3, 2014 hearing date.
6. The applicant mailed notices of the public hearing by first-class mail to the owner(s) of the land that fronts on the easement proposed for a modified name on November 19, 2014.
7. LMO 16-2-102.E.2 requires the LMO Official to post conspicuous notice of the public hearing on or adjacent to easement proposed for a modified name no less than 15 days before the hearing date.
8. The LMO Official posted on November 18, 2014 conspicuous notice of the public hearing on or adjacent to easement proposed for a modified name.

Conclusions of Law:

1. The Official scheduled the public hearing on the application for the December 3, 2014 Planning Commission meeting, in compliance with LMO 16-2-102.E.1.
2. Notice of the public hearing was published 18 calendar days before the meeting date, in compliance with LMO 16-2-102.E.2.
3. The applicant mailed notices of the public hearing to the owner(s) of the land that fronts on the easement proposed for a modified name 15 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2
4. The LMO Official posted conspicuous notice of the public hearing on or adjacent to easement proposed for a modified name 16 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2.

As set forth in LMO section 16-2-1.0.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in Section 16-2-103.0.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusions of Law:

Criteria A: No new street or vehicular access easement, or propose modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement despite of the use of prefixes or suffixes.

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

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

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

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

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Abalone Lane meets the requirements of this criterion. The street is within walking distance to the beach and the Abalone shells can be found on the East coast.

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

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

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

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

Criteria F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names.

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

Criteria G. New or modified street names should generally use Drive, Lane, Place, Road, Street or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions: This list is not intended to limit the use of other appropriate suffixes.

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

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

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

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

Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined even those these are used as suffixes for easements, a lane is a roadway less than 1000 feet and this segment is less than 1000 feet.

Criteria I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted.

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

PREPARED BY:

SB

Suzanne Brown
Addressing Technician

November 24, 2014

DATE

REVIEWED BY:

RL

Randy Lindstrom
Administrative Battalion Chief

November 24, 2014

DATE

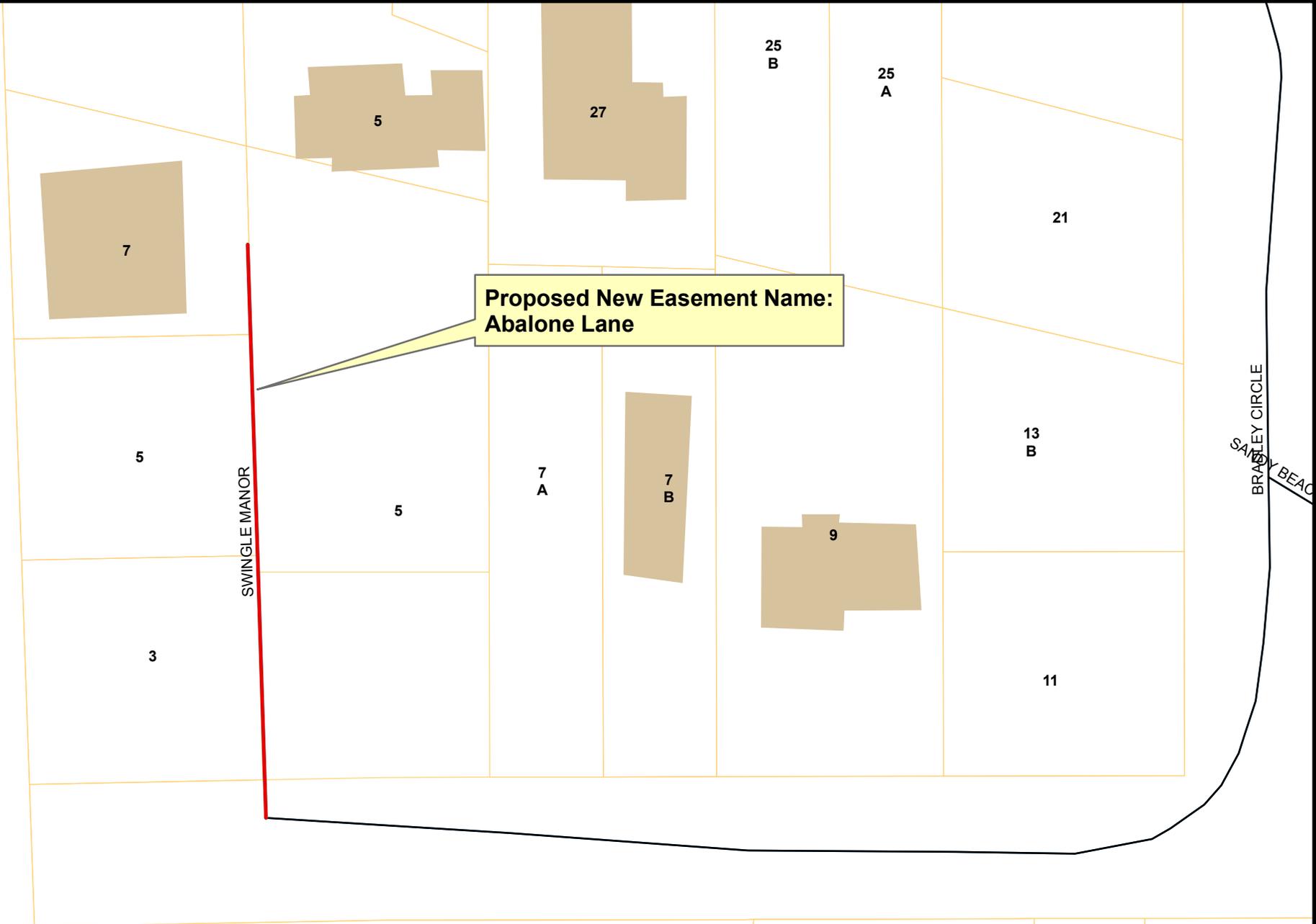
REVIEWED BY:

JL

Jayme Lopko, AICP
*Planning Commission Coordinator &
Senior Planner*

November 24, 2014

DATE



**Proposed New Easement Name:
Abalone Lane**

SWINGLE MANOR

BRADY BEACH
SAILEY CIRCLE



Town of Hilton Head Island
Proposed Abalone Lane



The information on this map has been compiled from a review of records and is intended to be used as a guide. It is not intended to constitute an endorsement or the accuracy or completeness of the data. The Town of Hilton Head Island does not warrant the accuracy or completeness of the data.



**Proposed New Easement Name:
Abalone Lane**



Town of Hilton Head Island
Proposed Abalone Lane



The information on this map has been prepared from a review of aerial and ground survey data as of 10/2018. It is intended for informational purposes only and is not intended to be used for any other purpose. The Town of Hilton Head Island is not responsible for any errors or omissions on this map.