



**The Town of Hilton Head Island  
Regular Public Facilities Committee Meeting**

**Tuesday, March 4, 2014**

**2:00 p.m**

**Benjamin M. Racusin Council Chambers**

**AGENDA**

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

- 1. Call to Order**
- 2. Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Committee Business**
  - Approval of Minutes:
    - February 4, 2014
- 4. Unfinished Business**
- 5. New Business**
  - Request for the Sale of Land Owned Jointly by the Town and Beaufort County
- 6. Adjournment**

**Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.**

# TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: February 4, 2014

Time: 2:00 P.M.

Members Present: Kim Likins, John McCann, Marc Grant

Members Absent: None

Staff Present: Scott Liggett, Jill Foster, Tom Fultz, Nicole Dixon, Heather Colin

Others Present: Bill Harkins, George Williams, *Councilmen*, Barry Taylor, FWA Group, Alan Perry, Frank Soule, Island Recreation Association

Media Present: Tom Barton, The Island Packet

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**1. Call to Order:**

The meeting was called to order at 2:00 p.m.

**2. FOIA Compliance:**

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

**3. Committee Business:**

**Approval of Minutes:** Councilman Grant moved to approve the Minutes of December 17, 2013. Councilman McCann seconded. The Minutes of December 17, 2013 were unanimously approved.

**4. Unfinished Business:** None

**5. New Business**

• **Island Recreation Center Expansion Master Plan**

Nicole Dixon stated in the spring of 2013, staff was directed to work with our consultants for the Island Recreation Center expansion project, Lee and Parker Architects and The FWA Group to eliminate the additional pool and splash pad from the original Master Plan and revise the conceptual Master Plan layout accordingly. This was a result of Town Council's determination in November, 2012 to locate the aquatic center and splash pad elsewhere.

As a result of the removal of the additional pool and splash pad, the following revisions were made to the conceptual Master Plan layout.

- The main entrance to the gym building is now on the left side of the building so that it is between the existing and new gym. It will be an entry way that extends through the two buildings and back to the pool area.
- The open field, basketball courts, parking and playground were reconfigured.

- Lighting will be added to the existing play field across Wilborn Road to provide additional opportunities for extended field use hours and to help offset the loss of the field time for the reduced sized field being relocated at the Recreation Center.

As a result of the proposed changes to the conceptual Master Plan layout, the Lease Agreement with the school district will need to be amended to change the lease boundary as shown on the plan and an existing wetland will need to be filled and mitigated for the parking lot #3 expansion.

Nicole Dixon advised it is staff's recommendation the Public Facilities Committee review the revised Master Plan and associated costs prepared by Lee & Parker Architects and The FWA Group regarding the proposed Island Recreation Center expansion, and recommend Town Council approve the revised Master Plan and include the project in the upcoming Capital Improvements Program budget.

Scott Liggett, Director of Public Projects and Facilities told the Committee that what he would like to be able to do pending action by Town Council and directed by the Town Manager is to deliver a Capital Improvements Plan budget for FY 2015 that allows us to fund further design development and pursuit of construction drawings here in FY 2015 with construction money programmed in the following two out years. At this point the way I see this is you would end up having construction monies available over three calendar years and two fiscal years. All of that is subject to Council review and approval as we get into those out years.

Councilman McCann asked whether there would be any construction during the first year. Mr. Liggett responded that there would not be as they need the time to develop the drawings, seek the permits and go through the process in FY 2015.

Councilman Grant moved that the Public Facilities Committee approve the Island Recreation Expansion Master Plan and send it up to full Town Council. Councilman McCann seconded. The motion passed unanimously.

**6. Adjournment:**

Councilman McCann moved to adjourn. Councilman Grant seconded the motion. The meeting was adjourned at 2:10 p.m.

Respectfully Submitted,

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**Karen D. Knox**  
Senior Administrative Assistant



# TOWN OF HILTON HEAD ISLAND

## *Community Development Department*

**TO:** Public Facilities Committee  
**VIA:** Charles Cousins, AICP, *Director of Community Development*  
**FROM:** Shawn Colin, AICP, *Deputy Director of Community Development*  
**DATE:** February 24, 2014  
**SUBJECT:** Request for the sale of land owned jointly by the Town and Beaufort County

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**Recommendation:** That the Public Facilities Committee recommends that Town Council authorize the Town Manager to work with Beaufort County to negotiate a contract for the sale of approximately 0.075 acres of jointly held property to neighboring property owner, Mr. Andre White, to rectify encroachment issues that were not identified during the County's title research of the property prior to the County and Town closing on the sale.

**Background:** The Town and Beaufort County jointly purchased an approximately 1.22 acre parcel located along Beach City Road in January 2013, with the County taking the lead to complete the closing transaction. An existing encroachment, present on the subject parcel was not discovered prior to the Town and County completing the closing. Subsequent to the closing the encroachment was brought to the attention of the Town and County by the affected neighboring land owner, Mr. Andre White.

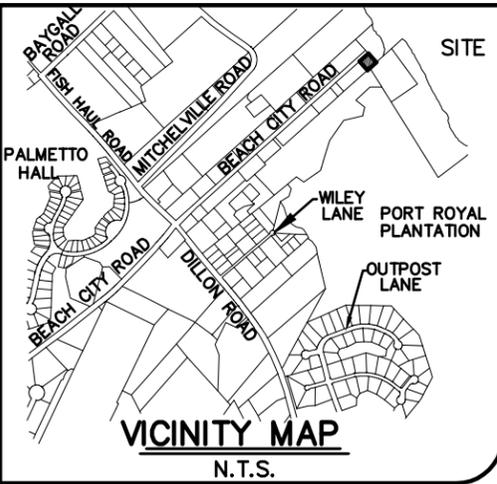
Mr. White has an access easement over the property at the end of Beach City Road. Both a driveway and privacy fence are currently located on the Town and County property. To rectify this issue and address the preexisting encroachment, Staff recommends that the Town and County agree to sell an approximately 0.075 acre portion of the jointly held property to Mr. White. The cost to the Town and County for the original purchase was \$350,000 for the 1.22 acre parcel, or \$286,885 per acre. Staff recommends a sale price of approximately \$21,516, plus costs incurred by the Town and County to complete the closing transaction. The \$21,516 for the approximately 0.075 acre parcel is commensurate with the original sale price per acre.

In addition, the County has requested that the transaction also be subject to a condition that no commercial development rights be allowed on the land transferred to Mr. White.

**Summary:** The proposed sale of land will mitigate an existing encroachment issue on property held jointly by the Town and Beaufort County. The proposed sale price will allow for the Town and County to recoup land acquisition costs at a rate commensurate with the original purchase price and recover costs incurred to complete the closing transaction. The County would like an additional condition placed on the property to prohibit any commercial development rights associated with the exchanged property. The resultant condition will relieve title issues on the property held jointly by the Town and County and the property held by Mr. White.

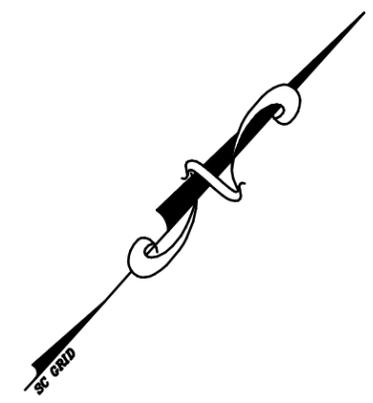
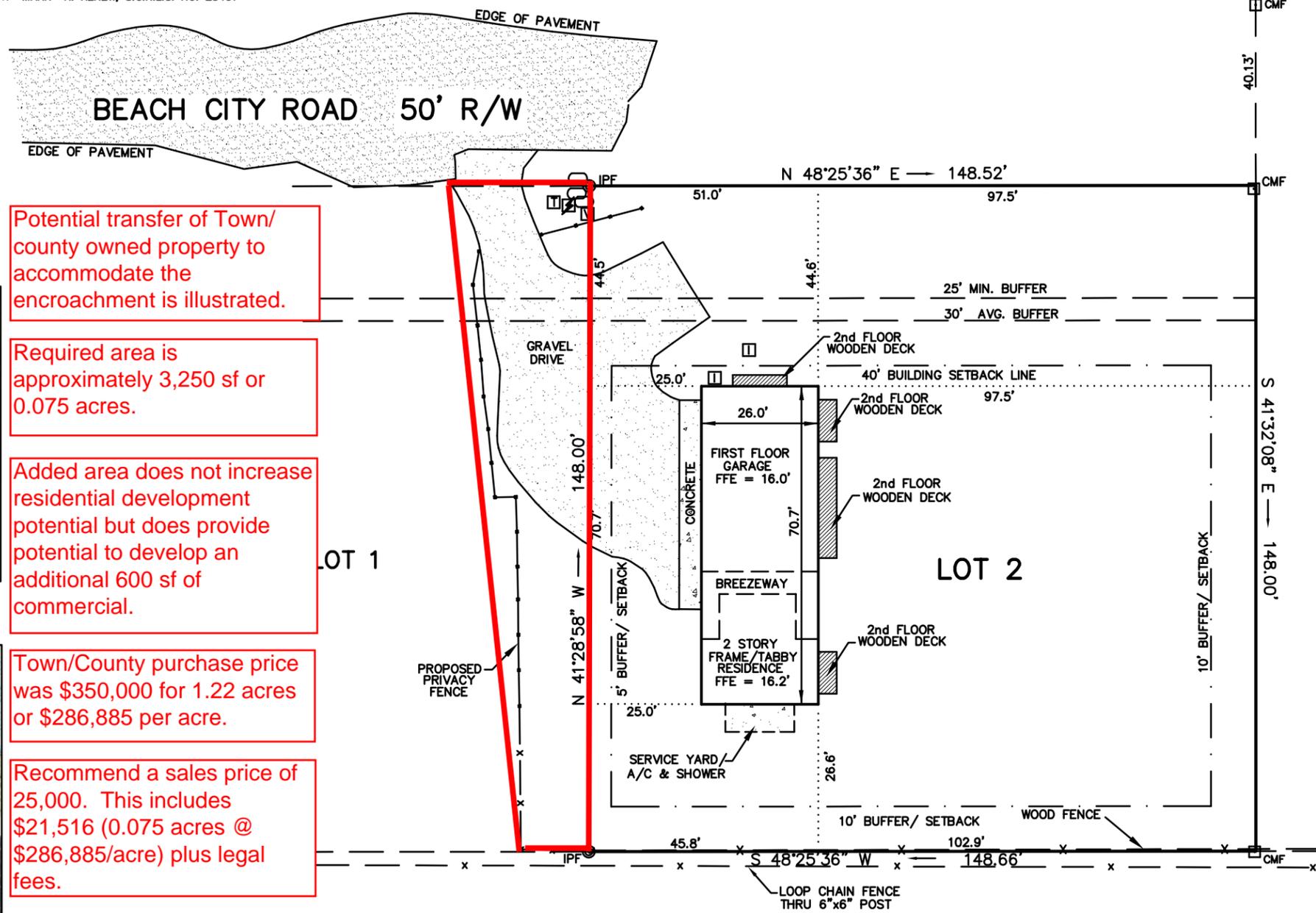
**Attachments:** *Exhibit A – Property Vicinity Map*

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**REFERENCE PLAT**  
 1) SUBDIVISION PLAT OF HIDDEN BEACH SUBDIVISION PHASES 1&2,  
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
 DRAWN: 5/31/07  
 ROD. BEAUFORT COUNTY, SC  
 BY: MARK R. RENEW, S.C.R.L.S. NO. 25437

**EXHIBIT A - PROPERTY VICINITY MAP**



Potential transfer of Town/county owned property to accommodate the encroachment is illustrated.

Required area is approximately 3,250 sf or 0.075 acres.

Added area does not increase residential development potential but does provide potential to develop an additional 600 sf of commercial.

Town/County purchase price was \$350,000 for 1.22 acres or \$286,885 per acre.

Recommend a sales price of 25,000. This includes \$21,516 (0.075 acres @ \$286,885/acre) plus legal fees.

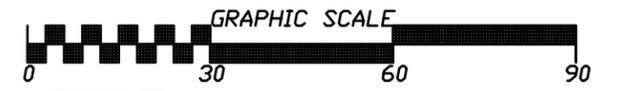
N/F PERRY WHITE  
R510 005 000 0249 0000

**TOWN OF HILTON HEAD ISLAND**  
 R510 005 000 0208 0000  
 DB. 1102, PG. 1328  
 PB. 30, PG. 63  
 PB. 77, PG. 89

ASBUILT SURVEY OF:  
 LOT 2, BEACH CITY ROAD,  
 HIDDEN BEACH SUBDIVISION, HILTON HEAD ISLAND,  
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: WALLSTAR DEVELOPMENT CO., LLC

DATE: 12/17/07 SCALE: 1" = 30'



**SILS** Sea Island Land Survey, LLC.

4D Mathews Court, Hilton Head Island, SC 29926  
 Tel (843) 681-3248  
 Fax (843) 689-3871  
 E-mail: sils@sprynet.com  
 FILE No.: 05608/10 DWG No.: 4-1284

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



NOT VALID UNLESS EMBOSSED.

- NOTES:**
- 1). THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY SEA ISLAND LAND SURVEY, LLC.
  - 2). THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
  - 3). SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
  - 4). BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
  - 5). USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.

- SYMBOLS**
- ⊗ - ELECTRIC TRANSFORMER
  - ⊠ - TELEPHONE SERVICE
  - ⊡ - WATER METER
  - ⊞ - VALVE BOX
  - ⊞ - IRRIGATION CONTROL VALVE
  - ⊙ - 1/2" IRON PIN FOUND
  - ⊞ - 3" CONCRETE MONUMENT SET

PROPERTY AREA = 0.50 Ac. (21,991 Sq. Ft.)  
 ADDRESS: # 282 BEACH CITY ROAD  
 DISTRICT: 510, MAP: 5, PARCEL: 10H (PARENT)  
 THIS PROPERTY LIES IN F.E.M.A. ZONE C  
 COMMUNITY NO. 450250, PANEL: 0009D, DATED: 9/29/86  
 (NO MINIMUM ELEVATION REQUIRED)