



**Town of Hilton Head Island  
Circle to Circle Committee Meeting  
Wednesday February 25, 2015  
8:30a.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 and posted in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Approval of Agenda**
- 4. Approval of Minutes - None**
- 5. New Business**
  - a. Review Town Council Charter and Scope
  - b. Committee Operation/Proposed Schedule and Agenda
  - c. Committee Review
    - i) Map Discussion of Area in Charter - Shawn Colin
    - ii) LMO Overview of Area in Charter - Teri Lewis
    - iii) Town Concept for USCB Facility - Jennifer Ray
- 6. Appearance by Citizens**
- 7. Meeting Summary and Topics for Next Meeting**
- 8. Adjournment**

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

**A RESOLUTION OF THE TOWN COUNCIL THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA CREATING THE CIRCLE TO CIRCLE COMMITTEE COMPOSED OF A BROAD RANGE OF STAKEHOLDERS FORMED TO DEVELOP A COLIGNY CIRCLE TO SEA PINES CIRCLE AREA PLAN.**

**WHEREAS**, the Town of Hilton Head Island has established a reputation as a well-planned community; and

**WHEREAS**, the Town Council of Hilton Head Island identified development of a Coligny Circle to Sea Pines Circle (Circle to Circle) Area Plan as a Top Priority at its 2014 Strategic Planning Workshop; and,

**WHEREAS**, the Town Council is desirous of appointing a diverse range of Circle to Circle Committee members to operate under the jurisdiction of the Planning Commission and operate with considerable public input; and,

**WHEREAS**, Town Council has determined that to accomplish the goal of providing a multidiscipline composition to the Circle to Circle Committee is best served by appointing members recommended in Exhibit 1, Attachment A of this Resolution; and,

**WHEREAS**, Town Council has determined that to accomplish the goal of developing a Circle to Circle Area Plan is best served by following the scope of work recommended in Exhibit 1, Attachment B to this Resolution.

**NOW, THEREFORE BE IT, AND IT HEREBY IS RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**, that the Circle to Circle Committee is created. The Purpose of the Committee, its membership composition, and scope of work is described in Exhibit 1.

**MOVED, APPROVED, AND ADOPTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.**

\_\_\_\_\_  
**David Bennett, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Victoria L. Pfannenschmidt, Town Clerk**

**Approved as to form:**

\_\_\_\_\_  
**Gregory M. Alford**

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

**Attachment A:**

Circle to Circle Committee – Approved Membership

Jim Gant	Chair (PC Member)
Judd Carstens	PC Member
David Ames	Developer
Kyle Theodore	Land Planner
Mike Thomas	Architect
Leslie Richardson	Commercial Stakeholder
David Bachelder	Commercial Realtor
Carlton Dallas	Economic Development Corporation
Jack Daly	Forest Beach POA
Joe Kernan	CSA
Tom Sharp	Traffic/Transportation
<b>To be determined</b>	<b>*Representative from Blanchard and Calhoun</b>
<b>*Tom Lennox</b>	Town Council Liaison

**\*Bold print items were part of amended motion at 02/17/2015 Town Council Meeting.**

**Attachment B:**

**Coligny Circle to Sea Pines Circle Area Plan – Draft Scope of Work**

**Base Assumptions**

- TC approved plan for Town land at Coligny is not in scope - it will proceed as planned
  - Parking, park, playground, children's museum, new roads adjacent to the park, on-street parking, South Forest Beach pedestrian enhancements and associated street improvements
- TC approved plan for USCB Campus is not in scope- it will proceed as planned
- Allowable uses and densities in LMO as recently approved will remain unchanged
- South Island Traffic Study will be done in conjunction with this effort

**Definition of Coligny Area for this Project**

- The area from the Old Food Lion on Palmetto Bay Road to Coligny Circle and will generally include properties adjacent to these roadways.

**Elements of Coligny Area Plan - Input for TC Charter**

- Develop a vision incorporating community input for the future of the study area over the next 20 years. Include definition and vision for sub-areas. e.g. Coligny beach area, church area, Sea Pines Circle area, etc. to define desired community character.
- Review existing conditions and identify challenges to be addressed in the project.
- Prepare a development outlook for each sub-area that includes:
  - Currently known and planned commercial and residential development
  - Build out projections based on allowable development under LMO
- Utilize existing traffic studies and community input to review today's traffic challenges and make recommendations to address:
  - Traffic circulation
  - Bicycle traffic
  - Public transportation
- Work with Town Engineer and traffic consultant to model impact of projected development. Identify options for road improvements required as future development occurs
  - Traffic circulation
  - Bicycle traffic
  - Public transportation
- Assess current and future parking requirements and identify alternatives to address as development occurs.

**\*Clarification at 02/17/2015 Town Council Meeting in Amended Motion – The Southwest Quadrant of the Coligny Circle is part of the scope of work and that the Transportation Study would include North and South Forest Beach, as well as coming into the Sea Pines Circle from US278 and going into Greenwood Drive into Sea Pines.**