



The Town of Hilton Head Island
Regular Town Council Meeting
February 20, 2018
4:00 P.M. EXECUTIVE SESSION
5:00 P.M. REGULAR MEETING
BENJAMIN M. RACUSIN COUNCIL CHAMBERS
AGENDA

**As a courtesy to others please turn off/silence ALL mobile devices during the
Town Council Meeting, Thank You.**

- 1. Call to Order**
- 2. FOIA Compliance** - Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
- 3. Executive Session**
 - a. Land Acquisition:**

Discussion of negotiations incident to the proposed sale, lease or purchase of property in the:

 - i.** Indigo Run area;
 - ii.** Beach City Road area; and
 - iii.** Office Park Road area
 - b. Personnel Matters:**

Discussion of appointments of members related to Boards and Commissions
 - c. Legal Matters:**

The receipt of legal advice related to pending, threatened, or potential claim related to:

 - i.** City of Columbia v. Expedia, et. al.
- 4. Pledge to the Flag – 5:00 p.m.**
- 5. Invocation**
- 6. Proclamations & Commendations - None**
- 7. Approval of Minutes**
 - a.** Town Council Meeting, January 9, 2018
 - b.** Workforce Housing Workshop, January 16, 2018
 - c.** Town Council Meeting, January 16, 2018

8. Report of Town Manager

- a. Hilton Head Island: Our Future – Emily Sparks
- b. Gullah-Geechee Cultural Land Preservation Quarterly Update – Lavon Stevens
- c. Parks and Recreation Commission Bi-Annual Update – Mike Ray
- d. Palmetto Electric Cooperative Overhead to Underground – Tony Pierce
- e. **Items of Interest**
 - i. Town News
 - ii. Noteworthy Events

9. Reports from Members of Council

- a. General Reports from Council
- b. Report of the Intergovernmental & Public Safety Committee – Bill Harkins, Chairman
- c. Report of the Community Services Committee – Kim Likins, Chairman
- d. Report of the Public Planning Committee – David Ames, Chairman
- e. Report of the Public Facilities Committee – Marc Grant, Chairman
- f. Report of the Finance & Administrative Committee – John McCann, Chairman

10. Appearance by Citizens

11. Unfinished Business - None

12. New Business

a. Report for Participation by the Town of Hilton Head Island in the Beaufort County Sheriff's Office Re-Entry Pass System

Staff seeks that Town Council authorize the Town Manager to execute a Memorandum of Agreement with the Beaufort County Sheriff's Office approving the participation of the Town of Hilton Head Island in the Beaufort County Sheriff's Office Incident Emergency Response and Re-Entry Pass System.

b. Consideration of a Recommendation – Amendment of the Drainage Agreement with Hilton Head Plantation Property Owners' Association

Consideration of a Recommendation that Town Council authorize the Town Manager to amend the Storm Water Maintenance and Access Agreement with Hilton Head Plantation Property Owners' Association, Inc. to include the addition of storm drainage easements that qualify for public service, are privately owned, and lie within the limits of the Planned Unit Developments or Property Owners' Association which shares a Storm Drainage Maintenance and Access Agreement with the Town of Hilton Head Island.

c. Consideration of a Resolution – Municipal Consent to Beaufort County’s Widening and Traffic Safety Improvement Project along US 278 on Jenkins Island

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, consenting to the construction and/or improvements in connection with transportation project known as “Beaufort County Project ID PO323499 – Widening and Safety Improvements along US Route 278 (William Hilton Parkway) on Jenkins Island within the Town limits of Hilton Head Island Beaufort County”, in accordance with the plans of said project.

d. Consideration of a Recommendation – Dedication of Town-owned land to SCDOT for Road Right of Way Required of the Beaufort County Widening and Traffic Safety Improvements along US 278 on Jenkins Island

Consideration of a Recommendation to approve the dedication of 4.715 acres of Town-owned land (parcels R510 006 000 0099 0000 and R510 006 000 0305 0000 and commonly known as the Jenkins Island Tract) to the South Carolina Department of Transportation in order to facilitate the construction of Beaufort County’s Widening and Traffic Safety Improvement Project along US 278 on Jenkins Island and in return request future compensation from the County for the cost of implementing eastbound and westbound multi-use pathways and landscaping along the project limits.

e. Consideration of a Recommendation - Negotiations with Beaufort County for reimbursement of future pathway and landscaping work associated with Beaufort County’s Widening and Traffic Safety Improvement Project along US 278 on Jenkins Island

Consideration of a Recommendation authorize staff to negotiate an agreement with Beaufort County for compensation towards future pathways and landscaping along the limits of their Widening and Traffic Safety Improvement Project along US 278 on Jenkins Island and bring the negotiated agreement back to Town Council for final approval.

13. Possible actions by Town Council concerning matters discussed in Executive Session

a. Consideration of a Resolution – Pope Avenue/Office Park Road/New Orleans Road Intersection Improvement Project

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, authorizing condemnation, pursuant to S.C. Code Section 28-2-10, *et seq.*, of easement rights and right of way ownership over portions of a parcel at the intersection of Office Park Road and Greenwood Drive to the construction and/or improvements in connection with the transportation project known as “Pope Avenue – Office Park – New Orleans Road Intersection Improvements Project”, in accordance with the plans of said project.

14. Adjournment

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

Date: Tuesday, January 9, 2018

Time: 4:00 P.M.

Present from Town Council: David Bennett, *Mayor*; Kim Likins, *Mayor Pro Tempore*; John McCann, Bill Harkins, Marc Grant, Tom Lennox, David Ames, *Council Members*

Present from Town Staff: Steve Riley, *Town Manager*, Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects & Facilities/Chief Engineer*; Brad Tadlock, *Fire Chief*; John Troyer, *Finance Director*; Shawn Colin; *Deputy Director of Community Development*; Andrew Nicholls, *System Analyst*; Krista Wiedmeyer, *Executive Assistant/Town Clerk*

Present from Media: Alex Kincaid, *Island Packet*

1. Call to Order

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

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

3. Executive Session

Mr. Riley stated he needed an Executive Session for: (a) Land Acquisition; Discussion of negotiations incident to proposed sale, lease or purchase of property land near (i) intersection of Squire Pope Road and Gum Tree Road; and (b) Personnel Matters, (i) discussions of appointments of members related to Boards and Commissions.

At 4:05 p.m. Mrs. Likins moved to go into Executive Session for matters mentioned by the Town Manager. Mr. Harkins seconded, the motion was approved by a vote of 7-0.

Council returned to the dais at 5:00 p.m.

4. Pledge to the Flag

5. Invocation

6. Proclamations & Commendations - None

7. Approval of Minutes

a. Town Council Meeting, December 19, 2017

Mrs. Likins moved to approve the Town Council meeting minutes from December 19, 2017. Mr. Harkins seconded, the motion was approved by a vote of 7-0.

8. Report of Town Manager

a. Update from the Design Review Board – Jake Gartner

Jake Gartner, Chairman of the Design Review Board, addressed the members of Council regarding the items the Board has reviewed over the last six months, and reviewed a letter with the members of Council that the Board had planned to send to the Planning Commission regarding business sign face fronts throughout the Town. Mr. Ames commented about the standards of the sign face fronts and keeping with the standards set throughout. Mr. McCann asked if Mr. Gartner was referring to the new Sea Turtle Marketplace sign. Mr. Gartner said that was one of the many signs the Board felt was beyond the approved standards the Town had in place.

b. USCB Quarterly Review

Mr. Riley briefly discussed the USCB Quarterly review, stating that the project continues to move along with a target of a September opening. Pointing out that the road improvements are on the agenda to be discussed during the meeting.

c. Items of Interest

i. Town News

Mr. Riley reported that Town Hall would be closed on Monday, January 15, 2018 in recognition of Martin Luther King, Jr. as well as upcoming meetings taking place in Town Hall over the coming weeks.

ii. Noteworthy Events

Mr. Riley reported on upcoming noteworthy events taking place in the coming weeks.

9. Reports from Members of Council

a. General Reports from Council

Mr. McCann asked Mayor Bennett if there would be any upcoming conversations related to the replacement of the bridge or subsequent road work at Squire Pope Road, and if so when can Council expect to have those conversations? Mayor Bennett answered Mr. McCann's questions stating that it is still very early to begin having conversations regarding the replacement of the bridge or any subsequent road work. Mayor Bennett said that he, Mr. Riley, and other members of Town staff would be attending a LATs meeting later in the week to discuss the replacement of the bridge. He continued by stating that at the conclusion of this upcoming meeting, he has asked Mr. Riley to have Town staff prepare two plans, one for interacting with the County and the other from a planning stand point. Mr. McCann asked a second question about the Mayor's recent meeting with the Mayor of Charleston; asking if he gave Mayor Bennett any input regarding traffic, or flows of traffic. Mr. McCann said he understood that he learned a lot about the traffic coming into Charleston with the replacement of their bridge. Mayor Bennett said that he received a little information, but not anything of great detail. He said that there was a little discussion about the daily traffic counts, but nothing in depth.

Mayor Bennett asked Mr. Riley about an email that was sent from the Town's Records Administrator about the upcoming election for 2018. He asked Mr. Riley if it would be possible to have the same information displayed on the Town's website.

b. Report of the Intergovernmental & Public Safety Committee – Bill Harkins, Chairman

Mr. Harkins stated that he did not have a report this week.

c. Report of the Community Services Committee – Kim Likins, Chairman

Mrs. Likins stated that the Personnel Committee met January 8, 2018, and has an open position on the Board of Zoning Approvals Commission. She said the Committee reviewed applications, chose the candidates, and the interviews would begin the following week.

d. Report of the Public Planning Committee – David Ames, Chairman

Mr. Ames reported that the Committee met on December 20, 2017 where they discussed policy questions that Town staff prepared for the Committee regarding workforce housing. He said that there is a workshop scheduled to discuss the policy questions on January 18, 2018, but because the January 16, 2018 Town Council meeting agenda is abbreviated, Mr. Ames made a motion to move the workshop.

Mr. Ames moved to reschedule the Town Council workshop on affordable housing on January 18, 2018 to January 16, 2018 at 2:00 p.m. in Council Chambers, and begin the Executive Session at 4:30 p.m. Mrs. Likins seconded the motion. The motion passed by a vote of 7-0.

e. Report of the Public Facilities Committee – Marc Grant, Chairman

Mr. Grant stated that he did not have a report this week.

f. Report of the Finance & Administrative Committee – John McCann, Chairman

Mr. McCann stated that he did not have a report this week.

10. Appearance by Citizens

Skip Hoagland. Addressed Council related to his matters with the Town, taxes, ATAX, and the HHI-Bluffton Chamber of Commerce.

11. Unfinished Business

a. Second Reading of Proposed Ordinance 2017-20

Second Reading of Proposed Ordinance 2017-26 to amend the Municipal Code of the Town of Hilton Head Island by creating Chapter 4 of Title 9, establishing regulations and requirements relating to single-use plastic bags in the Town of Hilton Head Island; and providing for severability and an effective date.

Mrs. Likins moved to approve the Second Reading of Proposed Ordinance 2017-26. Mr. Harkins seconded.

Two citizens addressed Council regarding their views about the proposed ban on single-use plastic bags. After a final discussion by Council the motion passed by a vote of 7-0.

12. New Business

a. Consideration of Recommendation - Private Dirt Road Policy Issues

Consideration of a Recommendation from Town staff that Town Council review the five key policy issues as identified by the Public Facilities Committee, and approve the five key policy decisions needed to guide the private unpaved road acquisition and paving program.

Mrs. Likins moved to approve the Recommendation. Mr. Harkins seconded. The motion passed by a vote of 7-0.

b. Consideration of a Recommendation – Roadway Improvements on Office Park Road.

Consideration of a Recommendation that Town Council amend the Town's Consolidated Municipal Budget for 2017-2018, the Capital Improvement Program Fiscal Year 2017-2018 Funding, to provide sufficient funding to contract for the immediate construction of capital roadway improvements on Office Park Road.

Mrs. Likins moved to approve the Recommendation. Mr. Harkins seconded. The motion was approved by a vote of 7-0.

13. Possible actions by Town Council concerning matters discussed in Executive Session.

Mrs. Likins moved to direct the Town Manager to send a nomination to Beaufort County Council for appointment of Todd Theodor to a second four-year term on the Southern Beaufort County Corridor Beautification Board, beginning March 2018 and ending February 2022. Mr. Harkins seconded. The motion was approved by a vote of 7-0.

14. Adjournment

Mayor Bennett adjourned the meeting at 6:00 p.m.

Krista M. Wiedmeyer,
Executive Assistant/Town Clerk

Approved: 02/20/2018

David Bennett, Mayor

**THE TOWN OF HILTON HEAD ISLAND
WORKFORCE HOUSING WORKSHOP**

Date: Tuesday, January 16, 2018

Time: 2:00 P.M.

Present from Town Council: David Bennett, *Mayor*; Kim Likins, *Mayor Pro Tempore*; John McCann, Bill Harkins, Marc Grant, Tom Lennox, David Ames, *Council Members*

Present from Town Staff: Steve Riley, *Town Manager*, Greg DeLoach, *Assistant Town Manager*; Brian Hulbert; *Staff Attorney*; Charles Cousins, *Director of Community Development*; Shawn Colin; *Deputy Director of Community Development*; Jennifer Ray, *Planning & Special Projects Manager*; Teri Lewis, *LMO Official*; Marcy Benson, *Senior Grants Administrator*; Krista Wiedmeyer, *Executive Assistant/Town Clerk*

Present from Media: Alex Kincaid, *Island Packet*;

1. Call to Order

Mayor Bennett called the meeting to order at 2:00 p.m.

- 2. FOIA Compliance** - Public notification of this meeting has been published, posted and distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Workforce Housing Policy Discussion.

Mayor Bennett explained that the Workforce Housing Policy Workshop was going to be an open discussion between the members of Council, Town staff, and the community at large. He said that staff had prepared several policy questions that had originally been reviewed and discussed with the Public Planning Committee. Mayor Bennett asked Shawn Colin, Deputy Director of Community Development, to lead the discussion by going through each policy question. He asked that first Council consider the questions that Mr. Colin brings forward, to open the discussion. Then the discussion would be opened to the citizens in attendance at the Workshop. Mayor Bennett stated that this Workshop is just a step towards moving in the direction of setting the policies for the workforce housing initiative. He said that there may be questions within the worksheet presented where additional information is required before the question can be answered. But this is why the questions are being considered during the workshop today. Mayor Bennett then turned to Mr. Colin to begin the workshop.

Mr. Colin begin by explaining that the policy questions noted within the workshop worksheet will help Town staff prepare the consultant RFP for the project. Mr. Colin than began to go through each of the fifteen questions on the enclosed worksheet.

4. Adjournment

Mayor Bennett adjourned the meeting at 4:15 p.m.

Krista M. Wiedmeyer,
Executive Assistant/Town Clerk

Approved: 02/20/2018

David Bennett, Mayor

Workforce Availability continues to be a key priority for Town Council. The two main subcomponents of workforce availability are housing and transportation.

Workforce Availability - Housing Component

Policy Questions

Policy Question	Staff Response	Public Planning Committee Response	Town Council Response
Should affordable workforce housing be tied to a certain percentage of household income and household net worth, i.e. AMI? If so, what are the percentages?	Staff recommends affordable workforce housing be tied to an income between 50-100% Area Median Income (AMI).	This appears to be the correct target for the near-term. It may need to be 30-80% AMI to cover all of the workforce.	It may be more appropriate to use 30% as a starting point to capture all of the workforce. There may be multiple targets. There is probably a difference between the County's AMI and the Town's actual AMI. Provide additional details about how the net worth component may be used.
Should this be limited to housing the workforce? Should this be directed towards: <ul style="list-style-type: none"> • Existing employees living on HHI? • Existing employees living off island? • New employees being attracted to work on HHI? 	Staff believes that this effort should be limited to housing for the workforce and tied to employment on the island by at least one member of the household. It is staff's opinion that to increase capacity of the workforce, new employees should be attracted to work on HHI while maintaining existing employees.	Housing should be directed to existing employees living on HHI and existing employees living off island. It is important that housing be tied to employment on the island.	Any affordable housing workforce program should be open to all types of employees. There is some concern with requiring that affordable units must be occupied by employees working on HHI. This could create problems with lenders.
Should there be any location restrictions (not allowed in gated communities) or should it be island-wide?	Many affordable solutions may be appropriate for all parts of the island, such as accessory dwelling units. Staff believes locating affordable workforce housing in areas with high commercial concentration would provide occupants direct access to many places of employment. However care should be taken to ensure additional demands on existing infrastructure can be accommodated.	There may be opportunities within gated communities. If it serves the purpose, don't restrict solutions. Housing should be spread out to reach many employers and reduce demand on existing infrastructure.	Options should be Island-wide but consider more incentives for those properties where old tired assets are being converted/redeveloped.
Should affordable projects be required to remain affordable for a set period of time or in perpetuity?	Staff recommends maximizing the time that projects are affordable.	PPC agreed with staff's response.	Projects needs to remain affordable for a long enough period of time that we retain affordable housing stock on the island but it should not be in perpetuity. Ensure that the Town is not too restrictive in whatever time requirements are tied to units/properties. The

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Workforce Availability - Housing Component

Policy Questions

Policy Question	Staff Response	Public Planning Committee Response	Town Council Response
			Town will need to ensure that there is a way to monitor this. Depending on the Town's level of participation in affordable workforce housing projects, the Town may have leverage to require a project to remain affordable for a set period of time. Provide additional details about how this would work, particularly for 'For Sale' properties.
Should the goal be home ownership or rental?	Staff believes the short term goal should be rental, however Habitat for Humanity has a successful home-ownership program that could be a model for long term project.	The emphasis should be rental both because of accessibility for employees and the higher density it offers. This also allows the Town or Housing Authority to deal with one owner instead of multiple owners.	Focus on both to allow maximum opportunities.
Should it be large scale projects or multiple smaller projects that can be integrated into neighborhoods?	Multiple smaller projects better meet the definition of Island Character and would distribute the workforce and infrastructure demands around the island versus a central location.	Do not rule out large scale projects if they are well designed. Anything that is built will need to be compatible with surrounding area. It will also be important for it to be in close proximity to large employers.	Projects should fit into the character of the community. Are there any large vacant properties left that would be appropriate for a large-scale affordable workforce housing effort? Do not rule out large scale projects. Smaller projects will be best to accommodate infill/redevelopment goals. Be creative.
Should the Town participate in a regional effort by contributing to funding of off-island affordable housing? If so, is there a way to require that those units be occupied for a certain period of time by people working on HHI?	Staff believes the Town should participate in regional efforts to increase the capacity of the island's workforce as it is unlikely that the Town can accommodate all affordable workforce housing needs within the Town limits. Funding efforts by the Town should include a requirement that at least one member of the household work on Hilton Head Island.	PPC agreed with staff's response but not as a first priority. It's a good principle but will be hard to implement.	This will be easier to answer after the Town understands the demand. It is likely that the demand will exceed the capacity of what the Town can provide. The provision of affordable workforce housing should be a cooperative regional effort. There is concern about funding off-island affordable housing units. The most efficient affordable housing solution may be off-island. The Town has already set a precedent of participating regionally by the purchase of development rights off-island.

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Workforce Availability - Housing Component

Policy Questions

Policy Question	Staff Response	Public Planning Committee Response	Town Council Response
<p>What role does transportation play in the success of both Town and regional projects?</p>	<p>Transportation is a critical element in the success of both Town and regional efforts. It would be used for transporting employees around the island and for getting workers to the island. Palmetto Breeze is currently preparing for on-island shuttle service for 2018 between existing activity centers. This service can be expanded in the future to include additional routes, both on-island and from the island to the mainland.</p>	<p>PPC agreed with staff's response.</p>	<p>Transportation is equally as important as housing; it plays a major role. The Town will need to look beyond the existing transportation system.</p>
<p>Should it focus on programs that create successful opportunities in the private sector or should the Town be an active participant in project development (solely or in public-private partnership)?</p>	<p>Staff recommends the Town focus on programs by creating an environment for projects to be developed by the private sector rather than being a developer or competing with the private sector. This may include regulatory incentives such as increased density, financial support, utilization of Town-owned property, etc.</p>	<p>Private sector should have first shot at developing affordable workforce housing. The Town has lot of tools to use to enable the private sector to develop affordable workforce housing. The Town has to be an active participant in the process (management, quality control, providing layered financing, etc.) but the Town is not the sole provider in developing housing.</p>	<p>The focus should be on public/private partnerships with the private sector providing funding and the Town assisting with regulatory changes. The Town should play a strong advocacy, education and promotion role. Depending on where efforts fall on the AMI scale, the role of government changes.</p>
<p>Should a Housing Authority, Redevelopment Authority or similar entity implement and manage this effort?</p>	<p>Staff believes some entity other than the Town should implement and manage this effort. A Town Housing Authority would be a duplication of the efforts of the existing Beaufort County Housing Authority which has the same jurisdiction, program, and incentives that a Town Housing Authority would have. A Redevelopment Authority would have the ability to target areas for redevelopment with flexibility in programs but may not be the best option for affordable workforce housing since it is focused only on redevelopment.</p>	<p>Town should not be developer or managing component. The Town needs more information on these options.</p>	<p>Provide additional information about how the Beaufort County Housing Authority functions and why it would make a Town Housing Authority unnecessary. The Town should not own any affordable housing but should manage the programs that establish affordable workforce housing. The Town should consider a program such as a Community Based Development Organization (CBDO) that would allow the Town to qualify for HUD funding. The consultant should advise whether or not a Redevelopment Authority would be appropriate given the</p>

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Workforce Availability - Housing Component

Policy Questions

Policy Question	Staff Response	Public Planning Committee Response	Town Council Response
			Town's desire to accommodate the effort by redevelopment of vacant/under-utilized properties.
<p>Are any of the following housing types off of the table:</p> <ul style="list-style-type: none"> • apartments • houses • dormitories • accessory dwelling units • garage apartments • mobile homes • tiny homes • townhouses 	All housing types should be considered however staff believes mobile homes should not be considered a long-term affordable workforce housing solution	Everything should be on the table. The Town should dis-incentivize development of mobile home density and incentivize the other options.	All housing types should be available to provide the most flexibility. The Town will need to decide if we are trying to create temporary or permanent solutions. Temporary solutions such as the housing of J1 and H2B workers may need to be handled by the private sector. Not all workforce housing units should be the same.
<p>How should the Town prioritize areas for redevelopment?</p> <ol style="list-style-type: none"> 1. redevelopment 2. adaptive re-use 3. vacant land 	1-redevelopment, 2-adaptive re-use, 3-vacant land. Both redevelopment and adaptive re-use could address both the affordable housing issue as well as the vacant/under-used building issue and is more likely to be located in existing activity nodes/on main travel routes. Redevelopment has the highest potential for longer term impacts. Adaptive re-use may have complications due to the change in use and building codes. Vacant land should be a lower priority based on desire for open space, cost of development, other potential uses, etc.	Any of these options might be good depending on the area where the development is proposed. The Town will have to create bigger incentives in areas of redevelopment and re-use because would expect developers to prefer to use vacant land.	The staff ranking is appropriate. Determining how to re-use older properties and preserve land will be what will distinguish the Town in the future. The layering of funding sources will be important for accomplishing all three options and will influence implementation. The opportunity to use vacant land for a creative development should be an option.
Should the Town develop a program to maintain existing affordable housing units?	Staff believes that maintenance of existing affordable housing units is a social equity issue rather than a workforce availability issue. Once the workforce housing program is established, consider a separate program for	The Town wants to consider a home maintenance program similar to Bluffton's program but with our own regulations. Consider partnering with Deep Well.	The Town should look to the giving community (charitable, volunteer organizations/groups) to provide this service.

Workforce Availability continues to be a key priority for Town Council. The two main subcomponents of workforce availability are housing and transportation.

Workforce Availability - Housing Component

Policy Questions

Policy Question	Staff Response	Public Planning Committee Response	Town Council Response
	community housing initiatives such as maintenance of existing affordable housing units.		
What does success look like after 1 year?	After one year, staff believes success will be determined by the completion of the housing needs assessment, the hiring of a local consultant, development of an affordable workforce housing program, and ground broken on an affordable workforce housing development. Does this vision match Council's vision of what success looks like after one year?	The Town needs to develop a funding strategy and consider how to deal with long-term sustainability.	TBD

Additional miscellaneous comments from Town Council and the public:

- Take a reactive role: garage apartments, accessory units; tie it to employment; not just resort rental; the hurdles would be zoning, density and covenants.
- Affordable workforce housing would be a good way to use underutilized or vacant buildings.
- It will be important to recertify income every year for the purpose of ensuring that the people are still working; the purpose would not be to force people to move just because they are making a greater income.
- Repurpose vacant property; consider mixed use developments.
- Look at examples of affordable housing in Columbus, GA (redevelopment) and Destin, FL (Bayshore).
- Allowing the private sector to develop a project makes economic sense, because these projects need to be expedited.
- Ensure that the face of community is not changed; this can be done using creative thinking (i.e. build housing on top of buildings; convert existing vacant buildings into housing, look for other opportunities than just developing bare land). The cost of land and infrastructure have been the biggest hurdles for developers to overcome in Bluffton.
- This will depend on how we sustain a program of affordability. Previous programs were limited in scope. Bluffton currently uses LCOG for income qualification; they also put a 25 year covenant on all affordable housing properties. There may be an opportunity for a joint Bluffton/HHI housing authority.
- There is an aesthetic issue and long term maintenance issue with mobile homes but they also provide income. Mobile homes should be left on the table because they are transitional housing.
- Transition open space bond into a bond specifically to purchase land for affordable workforce housing projects. Consider some sort of land banking program.

Workforce Availability continues to be a key priority for Town Council. The two main subcomponents of workforce availability are housing and transportation.

Workforce Availability - Housing Component

Policy Questions

- Bluffton implemented a home maintenance program to keep people from moving out of substandard homes into other housing. They commit a certain amount of money to this fund every year. The program is income qualified – it is not tied to employment. It is only for owner-occupied homes.
- The Town should look at more than just income when considering how to qualify people for affordable workforce housing.
- Consider having some sort of threshold requirement – employees have to live/work on HHI for a certain period of time before qualifying for an affordable housing unit.
- If federal funding is involved, there may be some limitations on having a clause that dictates where you live or work.
- Include livable wage in the information that is provided to the consultant and know how it compares to what is paid elsewhere in the County.
- Ensure that any tools considered by the Town won't be in violation of federal fair housing policies.
- Only long-term rental projects should be considered at the beginning of the program.
- Put affordable workforce housing in areas of HHI where businesses (workplaces and retail), schools and recreational areas are located.
- Parking, setbacks and open space can be problematic for developers.
- Transportation is a key influencer for workforce housing because of land value.
- The Town needs a better on-island transportation system – this will help workers to have more money to spend on housing.
- Talk to owners of vacant buildings and ask what incentives are necessary for them to redevelop the property into part retail/part residential.
- The Town should work with native islanders to help them figure out how to develop businesses on their property that don't require them to sell their land.
- Look for opportunities to replace mobile homes with more permanent structures.

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

Date: Tuesday, January 16, 2018

Time: 5:00 P.M.

Present from Town Council: David Bennett, *Mayor*; Kim Likins, *Mayor Pro Tempore*; John McCann, Bill Harkins, Marc Grant, Tom Lennox, David Ames, *Council Members*

Present from Town Staff: Steve Riley, *Town Manager*, Greg DeLoach, *Assistant Town Manager*; Brian Hulbert; *Staff Attorney*; Charles Cousins, *Director of Community Development*; Brad Tadlock, *Fire Chief*; John Troyer, *Finance Director*; Shawn Colin; *Deputy Director of Community Development*; Marcy Benson, *Senior Grants Administrator*; Andrew Nicholls, *System Analyst*; Krista Wiedmeyer, *Executive Assistant/Town Clerk*

Present from Media: Alex Kincaid, *Island Packet*; Cyreia Sandlin, *WTOC News*

1. Call to Order

Mayor Bennett called the meeting to order at 5:00 p.m.

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

3. Executive Session - None

4. Pledge to the Flag

5. Invocation

6. Proclamations & Commendations

a. Beaufort County Student of the Month

- i. James “Trey” Thompson**, 9th Grade – Hilton Head Island High School - September 2017 – Character Trait “Acceptance”
- ii. Kevin Slater**, 4th Grade – Hilton Head Island IB Elementary - October 2017 – Character Trait “Courage/Tolerance”
- iii. Cole Howard**, 4th Grade – Hilton Head Island School for the Creative Arts - November 2017 – Character Trait “Respect/Gratitude”

Mayor Bennett presented each student with their Student of the Month certificate and made brief remarks about each one.

b. Commendation Honoring Cadet Chief Master Sergeant Mark Martel of the Civil Air Patrol

Mayor Bennett presented Cadet Martel with his Commendation and made brief remarks about him.

c. Mayor’s Honored Islanders

- i.** Carlton Dallas
- ii.** Kathy Cramer
- iii.** Margie Smith
- iv.** Ruth and Berry Edwards

Mayor Bennett presented each of the Honored Islanders with their certificate and made brief remarks about each one.

7. Approval of Minutes - None

8. Report of Town Manager

a. Update from the Board of Zoning Appeals – David Fingerhut

David Fingerhut, Chairman of the Board of Zoning Appeals addressed the members of Council regarding the items the Board has reviewed over the last six months.

b. CAFR and Audit Presentation for Fiscal Year Ending June 30, 2017 – Don Mobley, Scott & Company

Mr. Mobley from Scott & Company addressed Council giving an overview of the CAFR and audit presentation for the Fiscal Year ending June 30, 2017. Mr. Lennox asked Mr. Mobley what the timing should be for the Town with regards to replenishment. Mr. Mobley recommended the sooner the Town can replenish their reserves the better.

c. Sustainable Community Designation from Audubon International

Marcy Benson, Senior Grants Administrator addressed Council giving an overview of the Town's Sustainable Community Designation recently received from Audubon International.

d. Items of Interest

i. Town News

Mr. Riley reported on the upcoming meetings taking place at Town Hall over the coming weeks.

ii. Noteworthy Events

Mr. Riley reported on upcoming noteworthy events taking place in the coming weeks.

9. Reports from Members of Council

a. General Reports from Council

Mr. McCann reported that he, Mr. Grant, and Mr. Riley had attended a meeting at the Cherry Hill School with the St. James Deacons, the Airport Committee, County Councilman Forbes, and Interim-County Administrator Gruber, where the Pastor of St. James stated that safety of his congregation was important. Mr. McCann said that the Pastor continued by saying, that they would consider an offer from the airport that would include the relocation of the Church sanctuary. Mr. McCann said that if the Deacons of St. James and the Airport Committee are willing to relocate the church sanctuary, then it is the best interest of the Town and County to find a way to assist with this. He went on to say, that Mr. Riley and Mr. Gruber agreed to assist St. James in identifying parcels of land that would be a suitable location.

b. Report of the Intergovernmental & Public Safety Committee – Bill Harkins, Chairman

Mr. Harkins stated that he did not have a report this week.

c. Report of the Community Services Committee – Kim Likins, Chairman

Mrs. Likins stated that she did not have a report this week.

d. Report of the Public Planning Committee – David Ames, Chairman

Mr. Ames reported that consultant for the Vision process notified the Committee that the Vision draft is going to come about two weeks later than expected. He said the Vision draft is expect in mid-February and will be available for review on the website. Mr. Ames said that there was a workshop that discussed the policy questions related to workforce housing. These policy questions will be instrumental in the drafting of a consultant RFP for the workforce housing project. He said that the next meeting will take place on January 25, 2018, where Staff will have the completed policy question document from the workshop.

e. Report of the Public Facilities Committee – Marc Grant, Chairman

Mr. Grant stated that he did not have a report this week.

f. Report of the Finance & Administrative Committee – John McCann, Chairman

Mr. McCann stated that he did not have a report this week.

10. Appearance by Citizens

Wendy & Grey Anne Cummings, Lowcountry Alliance for Healthy Youth. Addressed Council related to the Youth Public Forum on the Opioid Epidemic taking place.

Taiwan Scott. Addressed Council concerning his matters related to the Town and the LMO and South Carolina Code.

11. Unfinished Business - None

12. New Business

a. Consideration of a Resolution – Participation by the Town of Hilton Head Island in Federal Court Litigation by the South Carolina Environmental Law Project

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, Authorizing the participation by the Town of Hilton Head Island in Federal Court Litigation by the South Carolina Environmental Law Project (SCELP) to challenge the permitting by the Federal government of seismic testing and drilling in Atlantic Coastal waters, including waters off Beaufort County and the South Carolina Coast.

Mrs. Likins moved to approve the Resolution. Mr. Harkins seconded. The motion passed by a vote of 7-0.

b. Consideration of a Recommendation – Roadway Improvements on Office Park Road.

Consideration of a Recommendation that Town Council amend the Town's Consolidated Municipal Budget for 2017-2018, the Capital Improvement Program Fiscal Year 2017-2018 Funding, to provide sufficient funding to contract for the immediate construction of capital roadway improvements on Office Park Road.

Mrs. Likins moved to approve the Recommendation. Mr. Harkins seconded.

After brief discussion by Council, the motion was approved by a vote of 7-0.

13. Possible actions by Town Council concerning matters discussed in Executive Session.

14. Adjournment

Mayor Bennett adjourned the meeting at 6:00 p.m.

Krista M. Wiedmeyer,
Executive Assistant/Town Clerk

Approved: 02/20/2018

David Bennett, Mayor



Hilton Head Island – Our Future will create an inclusive vision and roadmap to the future.

Our mission is to protect and enhance our quality of life, respect and reflect our important history, and proactively explore and shape the future fabric of the community.

Town Council Monthly Update

February 8, 2017

Prepared by Town Staff and Future iQ (FiQ)

This Month

- FiQ, the Town's visioning consultant, is finalizing the Community Engagement Report and Vision Report. Both reports will be published the week of February 12th.
- David Beurle will attend the Friday, February 16th VPMT meeting to present the Vision Report. The report will be available online on Friday, February 16th.
- FiQ published the updated data visualization platform on the project website.
- Staff and FiQ are preparing to convene an anchor institution meeting with elected officials and executive and planning staff from neighboring municipalities on Thursday, February 15th.
- FiQ is preparing a tool for engaging with the community around the Vision Report following its release.
- Staff will continue to leverage outreach tools, including advertisements in the newspaper, the email newsletter and social media, to publicize the Community Engagement Report and Vision Report.

Coming soon

- The Vision Report will be presented to PPC and Town Council after the VPMT meeting.

Administrative Update

- The projected timeline is on track.
- The project budget is on track as budgeted.



ITEMS OF INTEREST

February 20, 2018

TOWN OF HILTON HEAD ISLAND MEETINGS

- Planning Commission – February 21, 2018 – 3:00 p.m.
- Public Planning Committee – February 22, 2018 – 3:00 p.m.
- Public Facilities – February 26, 2018 – 9:00 a.m.
- Board of Zoning Appeals – February 26, 2018 – 2:30 p.m.
- Culture and Arts Advisory Committee – February 28, 9:30 a.m.
- Intergovernmental and Public Safety Committee – March 5, 2018 – 10:00 a.m.
- Gullah-Geechee Land & Cultural Pres. Task Force – March 5, 2018 – 1:00 p.m.
- Finance & Advisory Committee – March 6, 2018 – 2:00 p.m.
- Town Council, Executive Session – March 6, 2018 – 4:00 p.m.
- Town Council, Regular Session – March 6, 2018 – 5:00 p.m.

Additional meetings may be scheduled and all meetings are subject to change and/or cancellation. Please visit the Town of Hilton Head Island website at www.hiltonheadislandsc.gov for Committee meeting dates and agendas.

HILTON HEAD ISLAND EVENTS

Saturday, February 24, 2018 11:00 – 5:00 p.m.	11 th Annual Hilton Head Island Seafood Festival	Honey Horn
Saturday, March 3, 2018 11:00 – 5:00 p.m.	2 nd Annual Gullah Museum Oyster Roast	Gullah Museum of Hilton Head Island



Hilton Head Island Fire Rescue *Office of Emergency Management*

40 Summit Drive
Hilton Head Island, SC 29926
843.682.5156



TO: Town Council
FROM: Tom Dunn, Emergency Management Coordinator
VIA: Steve Riley, Town Manager
Brad Tadlock, Fire Chief
Brian Hulbert, Staff Attorney
DATE: February 1, 2018
SUBJECT: Beaufort County Re-entry Plan

Recommendation: Approve the Town's participation in the Beaufort County Re-entry Program.

Summary: Using lessons learned from Hurricanes Matthew and Irma, and input from critical partners the Beaufort County Sheriff's Office has revamped the re-entry process. The new process will provide a clear re-entry process for responders, support personnel, contractors, PUD, and other businesses.

The re-entry program is a four tiered process that will allow flexibility to allow the resources needed to return to Beaufort County and Hilton Head Island. Additionally, the plan creates an oversight committee consisting of representatives of all municipalities and the Sheriff's Office Division of Emergency Management. This committee will oversee the process and allow flexibility and accountability for the re-entry program.

Background:

Prior to Matthew the Beaufort County Re-entry Plan had not been implemented. Though the system worked as it was designed there were many challenges. The Sheriff realized the need to improve the system and set up a meeting to discuss the program. Mayor Bennett, Councilman Ames, Steve Riley, myself and other stakeholders throughout Beaufort County attended the kick off meeting to provide the initial input that laid the foundation for the plan. We were given the opportunity to review and provide comments to the plan to ensure it met the needs of the Town.



**Beaufort County Sheriff's Office
Emergency Management Division**



Memorandum of Agreement
between the
Beaufort County Sheriff's Office, Emergency Management Division
and the
Town of Hilton Head Island

This Memorandum of Agreement is made and entered into this _____ day of _____, 2018 by and between the Beaufort County Sheriff's Office Emergency Management Division and the Town of Hilton Head Island.

Purpose

The purpose of this Memorandum of Agreement (MOA) is for the above mentioned agencies to work closely together in the issuance of the Beaufort County Incident Emergency Response Passes and Re-Entry Passes per ***Beaufort County Sheriff's Office Standard Operating Procedure, 1.03 Incident Emergency Response and Re-Entry Pass System***. It is the intent of the elected leadership of the municipalities within Beaufort County, the County of Beaufort and the Sheriff of Beaufort County that in order to establish and maintain a safe environment after a catastrophic event caused by either nature or man, that an Incident Emergency Response and an Incident Re-Entry Pass System be prepared and executed as necessary. This Incident Emergency Response and Incident Re-Entry Pass System shall be administered and overseen by the Beaufort County Sheriff's Office Emergency Management Division in coordination with the Emergency Management Steering Committee.

Responsibilities

Both parties, as stated above, agree to uphold the requirements outlined in the ***Beaufort County Sheriff's Office Standard Operating Procedure, 1.03 Incident Emergency Response and Re-Entry Pass System*** for the review, approval, creation and dissemination of the aforementioned passes.

Amendments

The terms of this Agreement shall not be altered, amended or modified except in writing signed by the duly authorized officers of the two parties entered into this agreement.

Duration of Agreement

This Memorandum of Agreement will remain in effect from the date of signatures until written notification of cancellation by either party at any time is received and acknowledged.

Signatories:

IN WITNESS WHEREOF, The parties hereto have hereunto set their hands and seals on the day of the year mentioned below.

Beaufort County Sheriff's Office

Town of Hilton Head Island

Sheriff P.J. Tanner, Beaufort County

Steve Riley, ICMA-CM
Town Manger

Witness

Witness

Date

Date



TOWN OF HILTON HEAD ISLAND

Public Projects and Facilities Management Department

TO: Stephen G. Riley, ICMA-CM, Town Manager
VIA: Scott Liggett, PE, Director of PP&F/Chief Engineer
FROM: Jeff Buckalew, PE, Town Engineer
Jeff Netzinger, PE, Storm Water Manager / Assistant Town Engineer
CC: Gregg Alford and Michael Barnes, Town Attorney
DATE: February 7, 2018
SUBJECT: Recommendation for Amendment of Drainage Agreement with Hilton Head Plantation POA to include certain sub-POA drainage systems

Recommendation:

Staff recommends the Town amend the storm water maintenance and access agreement with Hilton Head Plantation Property Owners Association, Inc. (“HHPOA”) to include the addition of storm drainage easements that qualify for public service, are privately owned, and lie within the limits of the Planned Unit Developments (PUD) or Property Owners Association (POA) which shares a storm drainage maintenance and access agreement with the Town.

Summary:

The amendment to the storm water maintenance and access agreement reflects the addition of storm drainage easements from the Sunset Place Homeowner’s Association, Inc., Villages of Skull Creek Association, Village West Owners’ Association, Inc., Village and the North Horizontal Property Owners Regime, all of which lie within the boundaries of Hilton Head Plantation. HHPOA and these Sub-POA’s have executed drainage easement agreements which convey and dedicate the access and maintenance rights of the Sub-POA to HHPOA. The exhibit delineating the areas of the Town’s responsibility has been updated to reflect these additional easements. The Town will use storm water utility fee revenues to provide maintenance and improvements on those systems in accordance with the master agreement with Hilton Head Plantation.

Background:

After the creation of the Storm Water Utility, the Town offered to accept the maintenance responsibility of the storm water systems located within Planned Unit Developments. The

Town has entered into agreements for access and drainage maintenance with Hilton Head Plantation, among others.

Unbeknownst to the Town prior to the execution of the maintenance and access agreements, there exist storm drainage infrastructure systems that lie within property or easements where the PUD has no rights to maintain this infrastructure. Some smaller developments within the PUD have their own POA (Sub-POA) and have approached the Town wishing to dedicate maintenance of their drainage infrastructure. While the master PUD / POA may not hold sovereignty over these Sub-POA regimes with respect to storm drainage access and maintenance rights, staff believes it is most prudent for these Sub-POA to dedicate such rights to the master PUD / POA with which the Town has an agreement. This will allow staff and the PUD / POA to better manage the maintenance of these systems by funneling all easement and work request through the PUD / POA and allowing the Town to deal directly with a single entity per PUD area.

On November 8, 2012, Town Council approved a policy for the acquisition of these storm drainage easements that qualify for public service, are privately owned, and lie within the limits of a Planned Unit Development or Property Owners Association that shares a storm drainage maintenance and access agreement with the Town.

While this will increase the extents of the Town's responsibilities regarding storm water maintenance, no increase to the storm water utility fee is being recommended.

Attachments:

- Amendment to HHPPOA Amended and Restated Drainage Agreement
- Revised Drainage Easement Exhibit for HHPPOA (area of responsibility)
- HHPPOA Easement Agreement with Sunset Place Homeowner's Association
- HHPPOA Easement Agreement with Village North Horizontal Property Regime
- HHPPOA Easement Agreement with Village West Owners' Association
- HHPPOA Easement Agreement with Villages of Skull Creek Association

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) **SECOND AMENDMENT TO**
) **AMENDED AND RESTATED**
) **DRAINAGE AGREEMENT**

This Second Amendment to the Amended and Restated Drainage Agreement is made this _____ day of _____, 2018, by and between Hilton Head Plantation Property Owners Association, Inc. (“HHPPOA”), having an address of 7 Surrey Lane, Hilton Head Island, SC 29926, and the Town of Hilton Head Island, South Carolina, having an address of One Town Center Court, Hilton Head Island, South Carolina, 29928 (“Town”).

WITNESSETH

WHEREAS, HHPPOA and the Town previously entered into that certain Amended and Restated Drainage Agreement dated July 23, 2013 (the “Drainage Agreement”), whereby the Town undertook the maintenance and improvement of the storm and surface water Drainage System within Hilton Head Plantation, which Drainage System was shown and described on the map attached as Exhibit A to the Drainage Agreement; and

WHEREAS, HHPPOA and the Town now desire to incorporate additional areas within Hilton Head Plantation into the Drainage System as defined in the Drainage Agreement; and

WHEREAS, HHPPOA and the Town desire to hereby amend the Drainage Agreement to incorporate the attached Exhibit "A-2017" into the Drainage Agreement by replacing the current Exhibit A with the attached Exhibit "A-2017".

NOW, THEREFORE, know all men by these presents, HHPPOA and the Town, for and in consideration of the sum of One and No/100 (\$1.00) Dollar, each paid to the other at and before the execution and delivery of this Agreement, the receipt and sufficiency whereof is acknowledged, hereby agree as follows:

1. Exhibit A of the Drainage Agreement is deleted in its entirety and replaced with the document attached hereto as Exhibit "A-2017".
2. All other portions and provisions of the Drainage Agreement, and any amendments thereto, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, HHPPOA and the Town, by and through their duly authorized officers, have executed and delivered this First Amendment as of the date first above written.

(SIGNATURE PAGE FOLLOWS)

WITNESSES:

HILTON HEAD PLANTATION
PROPERTY OWNERS ASSOCIATION,
INC.

By: _____

Attest: _____

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

By: _____

Attest: _____

STATE OF SOUTH CAROLINA) **SECOND AMENDMENT TO**
) **MODIFICATION OF ACCESS,**
COUNTY OF BEAUFORT) **DRAINAGE AND**
) **MAINTENANCE EASEMENT**
) **AND PARTIAL ASSIGNMENT**

This Second Amendment to the Modification of Access, Drainage and Maintenance Easement and Partial Assignment is made this _____ day of _____, 2018, by and between Hilton Head Plantation Property Owners Association, Inc. (“HHPPOA”), having an address of 7 Surrey Lane, Hilton Head Island, SC 29926, and the Town of Hilton Head Island, South Carolina, having an address of One Town Center Court, Hilton Head Island, South Carolina, 29928 (“Town”).

WITNESSETH

WHEREAS, HHPPOA and the Town originally entered into an Access, Drainage and Maintenance Easement dated August 6, 2008 and recorded August 13, 2008 in the Office of the Register of Deeds for Beaufort County, South Carolina in Record Book 02755 at Page 1238 (the “Drainage Easement”), and subsequently entered into that certain Modification of Access, Drainage and Maintenance Easement and Partial Assignment dated July 23, 2013 and recorded December 5, 2013 in the Office of the Register of Deeds for Beaufort County, South Carolina in Record Book 3290 at Page 1928 (the “Drainage Easement”), whereby the Town undertook the maintenance and improvement of the storm and surface water Drainage System within Hilton Head Plantation, which

Drainage System was shown and described on the map attached as Exhibit A to the Drainage Easement; and

WHEREAS, HHPPOA and the Town now desire to incorporate additional areas within Hilton Head Plantation into the Drainage System as defined in the Drainage Easement; and

WHEREAS, HHPPOA and the Town desire to hereby amend the Drainage Easement to incorporate the attached Exhibit "A" into the Drainage Easement, by replacing the current Exhibit A with the attached Exhibit "A-2017".

NOW, THEREFORE, know all men by these presents, HHPPOA and the Town, for and in consideration of the sum of One and No/100 (\$1.00) Dollar, each paid to the other at and before the execution and delivery of this Agreement, the receipt and sufficiency whereof is acknowledged, hereby agree as follows:

1. Exhibit A of the Drainage Easement is deleted in its entirety and replaced with the document attached hereto as Exhibit "A-2017".
2. All other portions and provisions of the Drainage Easement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, HHPPOA and the Town, by and through their duly authorized officers, have executed and delivered this Second Amendment as of the date first above written.

(SIGNATURE PAGES FOLLOW)

WITNESSES:

HILTON HEAD PLANTATION
PROPERTY OWNERS ASSOCIATION,
INC.

By: _____

Attest: _____

STATE OF SOUTH CAROLINA) UNIFORM ACKNOWLEDGMENT
))
COUNTY OF BEAUFORT) S.C. CODE §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 Hilton Head Plantation Property Owners Association, Inc.

Sworn to and Subscribed before me
on this _____ Day of _____, 2018.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

By: _____
David Bennett, Mayor

Attest: _____
Stephen G. Riley, Manager

STATE OF SOUTH CAROLINA

) UNIFORM ACKNOWLEDGMENT

COUNTY OF BEAUFORT

)
) S.C. CODE §30-5-30 (SUPP. 2011)

I, the undersigned Notary Public do hereby certify that David Bennett and Stephen G. Riley personally appeared before me on this day and duly acknowledged 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 _____, 2018.

Notary Public for South Carolina
My Commission Expires: _____

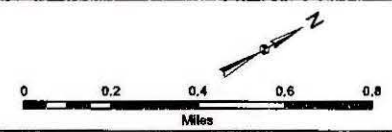


- New Drainage Easement
- Drainage Easement - Existing
- Parcels
- HHP Limits

Note: Drainage easement widths accepted on qualifying systems are typically 20 feet centered along buried pipes and 15 feet from the top of bank along ponds and open channels.

EXHIBIT A-2017 Hilton Head Plantation Drainage Easement

December 2017



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.

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) **DRAINAGE EASEMENT AGREEMENT**

This Easement Agreement is made this 10th day of January, 2018 by and between Sunset Place Homeowner's Association, Inc. (hereinafter referred to as the "Grantor"), and Hilton Head Plantation Property Owners Association, Inc. (hereinafter referred to as the "Grantee").

WITNESSETH

WHEREAS, Grantee and the Town of Hilton Head Island, South Carolina (the "Town") previously entered into an Amended and Restated Drainage Agreement and a Modification of Access, Drainage and Maintenance Easement and Partial Assignment, approved by the Town on October 1, 2013 (the "Master Agreement and Easement") whereby the Town undertook the maintenance and improvement of the storm and surface water drainage system within the Hilton Head Plantation planned unit development lying and being within the Town of Hilton Head Island, Beaufort County, South Carolina (the "PUD System"); and,

WHEREAS, Grantor owns and/or is responsible for controlling and maintaining a smaller communal drainage system located within the boundaries of such planned unit development (the "Subsystem"); and

WHEREAS, Grantor hereby conveys and dedicates to Grantee, and Grantee accepts such conveyance and dedication, access and maintenance rights as described herein with respect to the Subsystem thereby allowing Grantee to petition the Town for dedication and inclusion of the Subsystem into the PUD System thereby allowing the Town to perform maintenance and

improvement of the Subsystem as may become necessary.

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

ALL those certain pieces, parcels or lots of land, lying and being on Hilton Head Island, South Carolina, shown and described as "EASEMENT 'A' 122 Sq Ft 0.01 Ac." and "EASEMENT 'B' 234 Sq Ft 0.01 Ac., and "EASEMENT 'C' 135 Sq Ft 0.01Ac." and "EASEMENT 'D' 84 Sq Ft 0.01Ac." and "EASEMENT 'E' 155 Sq Ft 0.01 Ac." and "EASEMENT 'F' 599 Sq Ft 0.01 Ac." and "EASEMENT 'G' 86 Sq Ft 0.01 Ac." and "EASEMENT 'H' 367 Sq Ft 0.01 Ac." and "EASEMENT 'J' 549 Sq Ft 0.01 Ac." and "EASEMENT 'K' 259 Sq Ft 0.01 Ac." and "EASEMENT 'L' 173 Sq Ft 0.01 Ac., and "EASEMENT 'R' 6,435 Sq Ft 0.15 Ac." on that certain Plat entitled "Permanent Storm Drainage Easements Over a Portion of Village of Skull Creek Garden Homes, Hilton Head Plantation, Hilton Head Island, Beaufort County, South Carolina", prepared by Sea Island Land Survey, LLC, certified by Mark R. Renew, SCPLS 25437, dated August 28, 2015, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book ____ at Page _____.

(Collectively, the "Easement Property")

The easement granted herein is for the purpose of planning, laying out, building and maintaining the storm drainage pipe and structures used or useful in the collection, conveyance and drainage of surface and storm water runoff (hereinafter collectively referred to as the "Drainage Improvements"). Grantor further grants to Grantee, a perpetual, non-exclusive easement for the purpose of draining surface and storm water runoff through the Easement Property, and the Drainage Improvements built and/or maintained pursuant to this grant of easement.

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 Grantor, its successors and assigns, to utilize the Easement Property at any time, in any manner, and for any purpose, provided, however, that such use by Grantor shall not be inconsistent with nor prevent the full utilization by Grantor or the Town, of the rights and privileges granted herein.
2. Grantor shall erect no permanent structure of any kind over or across the Easement Property including but not limited to buildings, sheds, walls and other masonry structures, tennis courts, and swimming pools. Grantor shall not impede, obstruct, or allow to be obstructed, the natural flow of storm water runoff through the Easement Property.
3. Grantor and Grantee acknowledge that this easement agreement is being executed as a prerequisite for Grantee to petition the Town for dedication and inclusion of the Subsystem and Easement Property described above into the PUD System. Grantor and Grantee acknowledge that the Town shall decide at its sole discretion whether the Subsystem meets Town eligibility requirements for dedication and inclusion into the PUD system, and that in the event the Town approves such dedication in writing, this Easement Agreement will be recorded in the Office of the Register of Deeds for Beaufort County, South Carolina upon completion of an amendment to the Master Agreement and Easement between the Town and Grantee.
4. Grantor and Grantee acknowledge that upon: 1) the Town's written acceptance of dedication of the Subsystem into the PUD system; 2) amendment of the Master PUD Agreement Easement between the Town and Grantee, and 3) recording of the within Drainage Easement Agreement, the Subsystem shall be deemed incorporated into the PUD System, and the Town shall be responsible

for maintenance of the Subsystem and Easement Property under the same terms and conditions as set forth in the Drainage Agreement and Access, Drainage and Maintenance Easement as amended.

5. Grantor warrants that it has full authority to execute the within easement agreement and grant the rights set forth herein, and that no consent or approval of any other party is necessary.

To have and to hold, all and singular, the rights, privileges, and easements aforesaid unto Grantee, its successors and assigns, forever.

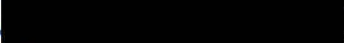
In Witness whereof, the parties hereto have caused the within Easement Agreement to be executed by their duly authorized officers on this 10th day of JANUARY, 2018.


(SIGNATURE PAGES FOLLOW)

WITNESSES:

SUNSET PLACE HOMEOWNER'S ASSOCIATION, INC.
(GRANTOR)

2) 
Signature of Witness #1

1) By: 

3) 
Signature of Notary Public

Its: President HOA

STATE OF SOUTH CAROLINA)

)

UNIFORM ACKNOWLEDGMENT


COUNTY OF BEAUFORT)

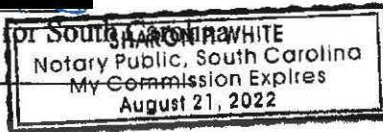
)

S. C. CODE ANN. § 30-5-30 (SUPP. 2010)

I, the undersigned Notary Public do hereby certify Maureen Houston personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of Sunset Homeowners Association Inc.

Sworn to and Subscribed before me
on this 10th Day of January, 2018.

4) 
Signature of Notary Public
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:

HILTON HEAD PLANTATION PROPERTY OWNERS ASSOCIATION, INC (GRANTEE)

[Redacted Signature]

(Signature of Witness #1)

By: [Redacted Signature]

[Redacted Signature]

(Signature of Notary Public)

Its: General Manager

STATE OF SOUTH CAROLINA)

)

UNIFORM ACKNOWLEDGMENT

COUNTY OF BEAUFORT)

)

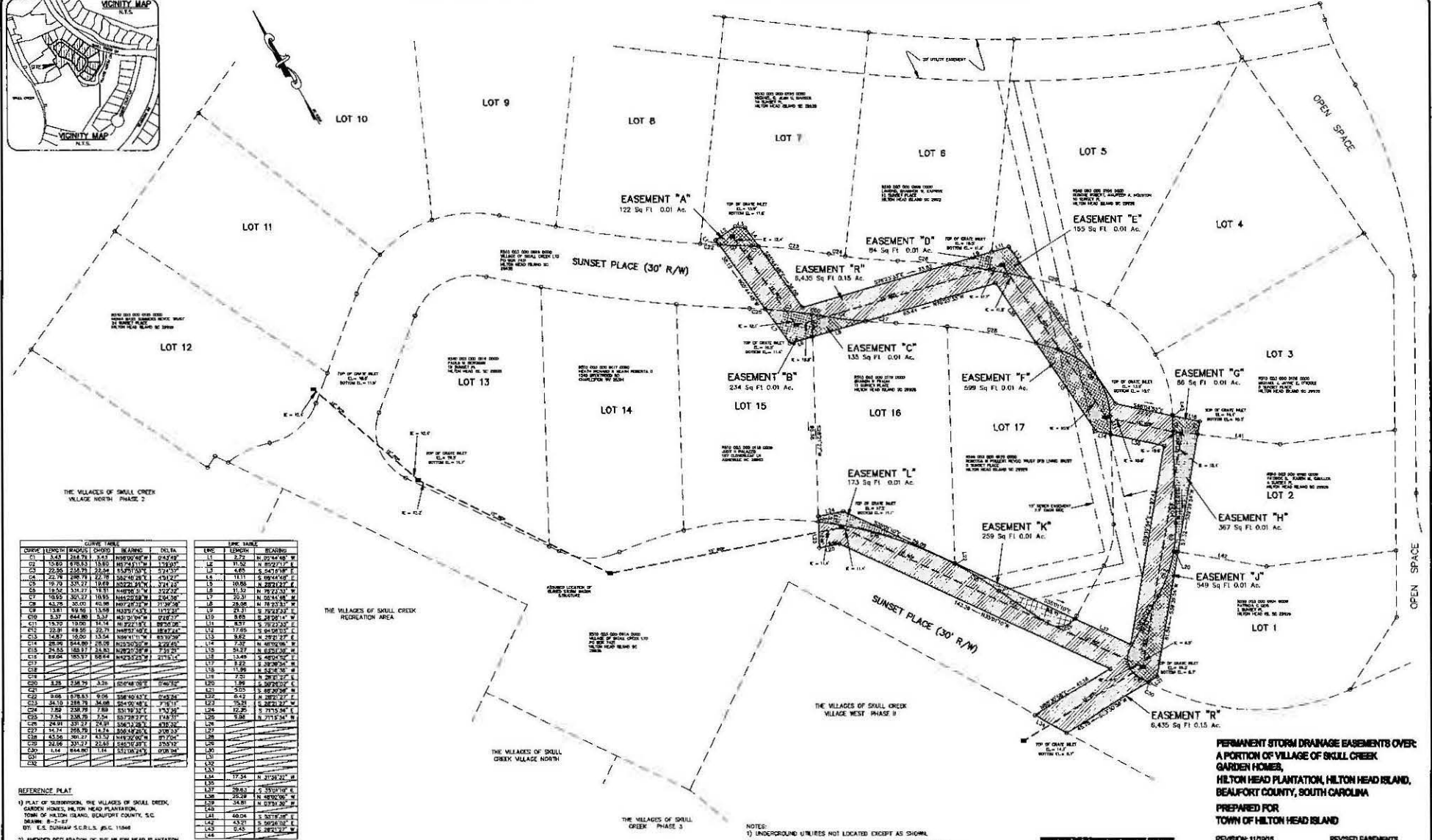
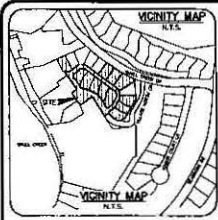
S. C. CODE ANN. § 30-5-30 (SUPP. 2010)

I, the undersigned Notary Public do hereby certify that T. Peter Kristian personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of HHP Property Owners Association

Sworn to and Subscribed before me on this 10th Day of January, 2018.

[Redacted Notary Name]

Notary Public for South Carolina
My Commission Expires: SHARON P. WHITE
Notary Public, South Carolina
My Commission Expires
August 21, 2022



CURVE TABLE				LINE TABLE				
CHORD	LENGTH	RADIUS	CHORDS	BEARINGS	DELTA	LINE	LENGTH	BEARING
C1	1.4	278.78	1.4	R090°00'00"	90.000	L1	2.25	N 02°04'58" W
C2	15.80	478.83	15.80	R092°41'19"	118.000	L2	11.55	N 02°04'58" W
C3	29.50	239.79	29.50	R137°03'07"	92.000	L3	4.85	S 54°07'03" E
C4	57.79	119.79	57.79	R136°46'08"	43.000	L4	11.11	S 09°04'58" E
C5	19.70	357.27	19.69	R027°21'12"	22.000	L5	16.88	N 28°21'27" E
C6	19.50	337.27	19.51	R090°00'00"	92.000	L6	11.19	N 29°24'58" E
C7	18.90	367.27	18.95	R042°00'00"	84.000	L7	20.31	N 08°14'58" W
C8	45.29	105.01	45.98	R042°00'00"	79.000	L8	25.56	N 08°14'58" W
C9	13.81	607.96	13.98	R027°21'12"	117.000	L9	27.37	S 02°24'58" E
C10	5.37	844.80	5.37	R027°21'12"	92.000	L10	8.80	S 28°21'12" W
C11	15.70	199.00	15.74	R027°21'12"	80.000	L11	8.57	S 02°24'58" E
C12	22.87	148.26	22.71	R090°00'00"	88.000	L12	17.89	S 04°58'03" E
C13	14.87	190.00	14.84	R090°00'00"	80.000	L13	9.82	N 02°04'58" E
C14	28.39	94.897	28.58	R027°21'12"	84.000	L14	7.27	N 08°14'58" W
C15	14.85	188.17	14.82	R027°21'12"	77.000	L15	25.17	N 02°04'58" E
C16	83.04	185.37	83.64	R027°21'12"	213.000	L16	13.48	S 48°04'58" E
C17	11.1	11.1	11.1	R090°00'00"	90.000	L17	11.1	S 02°04'58" W
C18	11.1	11.1	11.1	R090°00'00"	90.000	L18	11.1	S 02°04'58" W
C19	11.1	11.1	11.1	R090°00'00"	90.000	L19	11.1	S 02°04'58" W
C20	11.1	11.1	11.1	R090°00'00"	90.000	L20	11.1	S 02°04'58" W
C21	11.1	11.1	11.1	R090°00'00"	90.000	L21	11.1	S 02°04'58" W
C22	11.1	11.1	11.1	R090°00'00"	90.000	L22	11.1	S 02°04'58" W
C23	11.1	11.1	11.1	R090°00'00"	90.000	L23	11.1	S 02°04'58" W
C24	11.1	11.1	11.1	R090°00'00"	90.000	L24	11.1	S 02°04'58" W
C25	11.1	11.1	11.1	R090°00'00"	90.000	L25	11.1	S 02°04'58" W
C26	11.1	11.1	11.1	R090°00'00"	90.000	L26	11.1	S 02°04'58" W
C27	11.1	11.1	11.1	R090°00'00"	90.000	L27	11.1	S 02°04'58" W
C28	11.1	11.1	11.1	R090°00'00"	90.000	L28	11.1	S 02°04'58" W
C29	11.1	11.1	11.1	R090°00'00"	90.000	L29	11.1	S 02°04'58" W
C30	11.1	11.1	11.1	R090°00'00"	90.000	L30	11.1	S 02°04'58" W
C31	11.1	11.1	11.1	R090°00'00"	90.000	L31	11.1	S 02°04'58" W
C32	11.1	11.1	11.1	R090°00'00"	90.000	L32	11.1	S 02°04'58" W
C33	11.1	11.1	11.1	R090°00'00"	90.000	L33	11.1	S 02°04'58" W
C34	11.1	11.1	11.1	R090°00'00"	90.000	L34	11.1	S 02°04'58" W
C35	11.1	11.1	11.1	R090°00'00"	90.000	L35	11.1	S 02°04'58" W
C36	11.1	11.1	11.1	R090°00'00"	90.000	L36	11.1	S 02°04'58" W
C37	11.1	11.1	11.1	R090°00'00"	90.000	L37	11.1	S 02°04'58" W
C38	11.1	11.1	11.1	R090°00'00"	90.000	L38	11.1	S 02°04'58" W
C39	11.1	11.1	11.1	R090°00'00"	90.000	L39	11.1	S 02°04'58" W
C40	11.1	11.1	11.1	R090°00'00"	90.000	L40	11.1	S 02°04'58" W
C41	11.1	11.1	11.1	R090°00'00"	90.000	L41	11.1	S 02°04'58" W
C42	11.1	11.1	11.1	R090°00'00"	90.000	L42	11.1	S 02°04'58" W
C43	11.1	11.1	11.1	R090°00'00"	90.000	L43	11.1	S 02°04'58" W
C44	11.1	11.1	11.1	R090°00'00"	90.000	L44	11.1	S 02°04'58" W

REFERENCE PLAT
 1) PLAT OF SUBDIVISION, THE VILLAGES OF SKULL CREEK, GARDEN HOMES, HILTON HEAD PLANTATION, TOWN OF HILTON ISLAND, BEAUFORT COUNTY, S.C. BEARINGS 8-7-87.
 DT: E.S. DUNHAM & SONS, L.L.C. #1488
 2) AMENDED DECLARATION OF THE HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION, INC. TOWN OF HILTON ISLAND, BEAUFORT COUNTY, S.C. RECORDED IN BOOK 8008 PAGE 148, DATED 04/17/97

EASEMENT AREA = 0.31 AC. 13,382 Sq. Ft.
ADDRESS: BARNET PLACE
DISTRICT: 610, MAP#A, PARCEL: VARIOUS
THIS PROPERTY LIES IN F.E.M.A. ZONE X-F AND C-100
COMBUNITY NO. 40000, PANEL 0000, DATED 02/08/99

SYMBOLS
 O - EASEMENT POINT
 X - BOUNDARY CORNER
 - - - - - BOUNDARY CORNER

- NOTES:**
 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 2) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEAUFORT COUNTY SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 9, 1988.
 3) HORIZONTAL DATUM IS S.C. STATE PLANE NAD 83.
 4) VERTICAL DATUM IS NAVD83.
 5) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 6) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE CHECKED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 7) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 8) BOUNDARY FOR VILLAGE WEST HORIZONTAL PROPERTY REGIME NOT SHOWN IN FILL.

STATE OF SOUTH CAROLINA
BEAUFORT COUNTY
REGISTERED PROFESSIONAL SURVEYOR
EXPIRES 12/31/2023



PERMANENT SURFACE DRAINAGE EASEMENTS OVER A PORTION OF VILLAGE OF SKULL CREEK GARDEN HOMES, HILTON HEAD PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR TOWN OF HILTON HEAD ISLAND

REVISION: 11/2015 DATE: 09/29/15 REVISIONS SCALE: 1" = 20'

SIS See Island Land Survey, L.L.C.
 40 Matthews Court, Hilton Head Island, SC 29928
 Tel: (803) 851-3248 Fax: (803) 859-2071
 E-mail: sis@seeisland.com
 FILE No: 003633 DWG No.: 1-1234

STATE OF SOUTH CAROLINA)
) **DRAINAGE EASEMENT AGREEMENT**
COUNTY OF BEAUFORT)

This Easement Agreement is made this 12th day of December, 2017 by and between Village North Horizontal Property Regime (hereinafter referred to as the “Grantor”), and Hilton Head Plantation Property Owners Association, (hereinafter referred to as the “Grantee”).

WITNESSETH

WHEREAS, Grantee and the Town of Hilton Head Island, South Carolina (the “Town”) previously entered into an Amended and Restated Drainage Agreement and a Modification of Access, Drainage and Maintenance Easement and Partial Assignment, approved by the Town on October 1, 2013 (the “Master Agreement and Easement”) whereby the Town undertook the maintenance and improvement of the storm and surface water drainage system within the Hilton Head Plantation planned unit development lying and being within the Town of Hilton Head Island, Beaufort County, South Carolina (the “PUD System”); and,

WHEREAS, Grantor owns and/or is responsible for controlling and maintaining a smaller communal drainage system located within the boundaries of such planned unit development (the “Subsystem”); and

WHEREAS, Grantor hereby conveys and dedicates to Grantee, and Grantee accepts such conveyance and dedication, access and maintenance rights as described herein with respect to the Subsystem thereby allowing Grantee to petition the Town for dedication and inclusion of the Subsystem into the PUD System thereby allowing the Town to perform maintenance and

improvement of the Subsystem as may become necessary.

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

The 0.016 acre portion of parcel number R510-003-000-0061-000, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and designated as "Permanent Storm Drainage Easement (D)" on a plat entitled "Permanent Storm Drainage Easement over: A Portion of Village North Horizontal Property Regime, a Section of Villages of Skull Creek, Hilton Head Plantation" dated 12/07/17, prepared by Sea Island Land Survey, LLC certified by Mark R. Renew, S.C.R.L.S. No. 25437 and which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book _____ at Page _____.

(Collectively, the "Easement Property")

The easement granted herein is for the purpose of planning, laying out, building and maintaining the storm drainage pipe and structures used or useful in the collection, conveyance and drainage of surface and storm water runoff (hereinafter collectively referred to as the "Drainage Improvements"). Grantor further grants to Grantee, a perpetual, non-exclusive easement for the purpose of draining surface and storm water runoff through the Easement Property, and the Drainage Improvements built and/or maintained pursuant to this grant of easement.

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 Grantor, its successors and assigns, to utilize the

Easement Property at any time, in any manner, and for any purpose, provided, however, that such use by Grantor shall not be inconsistent with nor prevent the full utilization by Grantor or the Town, of the rights and privileges granted herein.

2. Grantor shall erect no permanent structure of any kind over or across the Easement Property including but not limited to buildings, sheds, walls and other masonry structures, tennis courts, and swimming pools. Grantor shall not impede, obstruct, or allow to be obstructed, the natural flow of storm water runoff through the Easement Property.

3. Grantor and Grantee acknowledge that this easement agreement is being executed as a prerequisite for Grantee to petition the Town for dedication and inclusion of the Subsystem and Easement Property described above into the PUD System. Grantor and Grantee acknowledge that the Town shall decide at its sole discretion whether the Subsystem meets Town eligibility requirements for dedication and inclusion into the PUD system, and that in the event the Town approves such dedication in writing, this Easement Agreement will be recorded in the Office of the Register of Deeds for Beaufort County, South Carolina upon completion of an amendment to the Master Agreement and Easement between the Town and Grantee. Grantor and Grantee further acknowledge that this Easement Agreement is contingent upon the Town's written acceptance of dedication of the Subsystem into the PUD system, approval of the dedication in writing and amendment of the Master PUD Agreement Easement between the Town and Grantee, and recording of the within Drainage Easement Agreement, and that in the event any of the aforementioned contingencies has not been met within _____ from the date of the Execution of this Easement Agreement, this Easement Agreement shall be void and of no effect and any original executed copies of this Easement Agreement shall be returned to Grantor.

4. Grantor and Grantee acknowledge that upon: 1) the Town's written acceptance of dedication of the Subsystem into the PUD system; 2) amendment of the Master PUD Agreement Easement between the Town and Grantee, and 3) recording of the within Drainage Easement Agreement, the Subsystem shall be deemed incorporated into the PUD System, and the Town shall be responsible for maintenance of the Subsystem and Easement Property under the same terms and conditions as set forth in the Drainage Agreement and Access, Drainage and Maintenance Easement as amended.

5. Grantor warrants that it has full authority to execute the within easement agreement and grant the rights set forth herein, and that no consent or approval of any other party is necessary.

6. Under no circumstances and at no time during the operation and/or performance of this Easement Agreement shall Grantee assume responsibility for any items detailed elsewhere in this Easement Agreement, including but not limited to performing Drainage Improvements and maintenance of the Subsystem and/or Easement Property.

To have and to hold, all and singular, the rights, privileges, and easements aforesaid unto Grantee, 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 12th day of December, 2017.

(SIGNATURES ON FOLLOWING PAGES)

WITNESSES:

2) [Redacted]

Signature of Witness #1

3) [Redacted]

Signature of Notary Public

GRANTOR

1) By: [Redacted]

Its: Board President Village North HPR

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

UNIFORM ACKNOWLEDGMENT
S. C. CODE ANN. § 30-5-30 (SUPP. 2010)

I, the undersigned Notary Public do hereby certify Richard Whitmore personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of Village North HPR.

Sworn to and Subscribed before me on this 12 Day of December, 2017.

4) [Redacted]

Signature of Notary Public for South Carolina

My Commission Expires:

SHARON Y. WHITE
Notary Public, South Carolina
My Commission Expires
August 21, 2022

**** 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:

GRANTEE

[Redacted Signature]

(Signature of Witness #1)

[Redacted Signature]

(Signature of Notary Public)

By: [Redacted Signature]

Its: General Manager

STATE OF SOUTH CAROLINA)

) UNIFORM ACKNOWLEDGMENT

COUNTY OF BEAUFORT)

) S. C. CODE ANN. § 30-5-30 (SUPP. 2010)

I, the undersigned Notary Public do hereby certify that 1. Peter Kristian personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of Hilton Head Plantation POA

Sworn to and Subscribed before me on this 17th Day of December, 2017.

[Redacted Signature]

Notary Public for South Carolina
My Commission Expires:

SHARON P. WHITE
Notary Public, South Carolina
My Commission Expires
August 21, 2022

6/12
SMOOTH
2932

Smoot & Pitts File # 01

STATE OF SOUTH CAROLINA)
) DRAINAGE EASEMENT AGREEMENT
COUNTY OF BEAUFORT)

This Easement Agreement is made this 29th day of December, 2015, by and between Village West Owners' Association, Inc. (hereinafter referred to as the "Grantor"), and Hilton Head Plantation Property Owners Association, Inc. (hereinafter referred to as the "Grantee").

WITNESSETH

WHEREAS, Grantee and the Town of Hilton Head Island, South Carolina (the "Town") previously entered into a Amended and Restated Drainage Agreement and a Modification of Access, Drainage and Maintenance Easement and Partial Assignment, approved by the Town on October 1, 2013 (the "Master Agreement and Easement"), whereby the Town undertook the maintenance and improvement of the storm and surface water drainage system within the Hilton Head Plantation planned unit development lying and being within the Town of Hilton Head Island, Beaufort County, South Carolina (the "PUD System"); and,

WHEREAS, Grantor owns and/or is responsible for controlling and maintaining a smaller communal drainage system located within the boundaries of such planned unit development (the "Subsystem"); and

WHEREAS, Grantor hereby conveys and dedicates to Grantee, and Grantee accepts such conveyance and dedication, access and maintenance rights as described herein with respect to the Subsystem thereby allowing Grantee to petition the Town for dedication and inclusion of the Subsystem into the PUD System thereby allowing the Town to perform maintenance and

improvement of the Subsystem as may become necessary.

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

ALL that certain piece, parcel or tract of land situate, lying and being on Hilton Head Island, in Beaufort County, South Carolina, having and containing 0.37 acres, more or less, and designated as "PERMANENT STORM DRAINAGE EASEMENT 0.37 AC. 16.155 S.F." and being more particularly shown on a plat entitled "PERMANENT STORM DRAINAGE EASEMENT OVER: A PORTION OF VILLAGE WEST HORIZONTAL PROPERTY REGIME, A SECTION OF VILLAGES OF SKULL CREEK, HILTON HEAD PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA" which plat was prepared by Sea Island Land Surveying, LLC, Hilton Head Island, South Carolina and certified by Mark R. Renew, S.C.P.L.S. #25437, said plat being dated August 6, 2015, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book ___ at page ___. For a more detailed description as to the courses and distances, metes and bounds of the 0.37 acre parcel, reference is had to the aforementioned plat of record. (the "Easement Property").

The easement granted herein is for the purpose of planning, laying out, building and maintaining drains, embankments, ditches, culverts, pipes any other improvements used or useful in the collection, conveyance and drainage of surface and storm water runoff (hereinafter collectively referred to as the "Drainage Improvements"). Grantor further grants to Grantee, a perpetual, non-exclusive easement for the purpose of draining surface and storm water runoff through the Easement Property, and the Drainage Improvements built and/or maintained pursuant to this grant of easement.

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 Grantor, its successors and assigns, to utilize the Easement Property at any time, in any manner, and for any purpose, provided, however, that such use by Grantor shall not be inconsistent with nor prevent the full utilization by Grantor or the Town, of the rights and privileges granted herein.

2. Grantor shall erect no permanent structure of any kind over or across the Easement Property including but not limited to buildings, sheds, walls and other masonry structures, tennis courts, and swimming pools. Grantor shall not impede, obstruct, or allow to be obstructed, the natural flow of storm water runoff through the Easement Property.

3. Grantor and Grantee acknowledge that this easement agreement is being executed as a prerequisite for Grantee to petition the Town for dedication and inclusion of the Subsystem and Easement Property described above into the PUD System. Grantor and Grantee acknowledge that the Town shall decide at its sole discretion whether the Subsystem meets Town eligibility requirements for dedication and inclusion into the PUD system, and that in the event the Town approves such dedication in writing, this Easement Agreement will be recorded in the Office of the Register of Deeds for Beaufort County, South Carolina upon completion of an amendment to the Master Agreement and Easement between the Town and Grantee.

4. Grantor and Grantee acknowledge that upon: 1) the Town's written acceptance of dedication of the Subsystem into the PUD system; 2) amendment of the Master PUD Agreement Easement between the Town and Grantee, and 3) recording of the within Drainage Easement Agreement, the Subsystem shall be deemed incorporated into the PUD System, and the Town shall be responsible for maintenance of the Subsystem and Easement Property under the same terms and conditions as set

forth in the Amended and Restated Drainage Agreement and a Modification of Access, Drainage and Maintenance Easement and Partial Assignment, as amended, specifically including but not limited to the Town's obligation to restore any other property of Grantor which may be damaged as a result of the Town's exercise of the rights granted hereunder to its pre-existing state.

5. Grantor warrants that it has full authority to execute the within easement agreement and grant the rights set forth herein, and that no consent or approval of any other party is necessary.

To have and to hold, all and singular, the rights, privileges, and easements aforesaid unto Grantee, 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 the date first above written.

(SIGNATURE PAGES FOLLOW)

WITNESSES:

VILLAGE WEST OWNERS ASSOCIATION, INC.
(GRANTOR)

2) 

Signature of Witness #1

1) By 

Carolyn Nebbia, President

3) 

Signature of Notary Public

STATE OF SOUTH CAROLINA)

)

UNIFORM ACKNOWLEDGMENT

COUNTY OF BEAUFORT)

)

S. C. CODE ANN. § 30-5-30 (SUPP. 2010)

I, the undersigned Notary Public do hereby certify Village West Owners' Association, Inc., through its President, Carolyn Nebbia personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument.

Sworn to and Subscribed before me
on this 29th Day of December, 2015.



Signature of Notary Public for South Carolina

My Commission Expires: 12/8/18

**** 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:

HILTON HEAD PLANTATION PROPERTY OWNERS ASSOCIATION, INC. (GRANTEE)

T. Peter Kristian

[Redacted Signature]

(Signature of Witness #1)

By:

[Redacted Signature]

Its: *GENERAL MANAGER*

[Redacted Signature]

(Signature of Notary Public)

STATE OF SOUTH CAROLINA)
) UNIFORM ACKNOWLEDGMENT
 COUNTY OF BEAUFORT) S. C. CODE ANN. § 30-5-30 (SUPP. 2010)

I, the undersigned Notary Public do hereby certify that *T. Peter Kristian, General Manager* personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of *Hilton Head Plantation Property Owners Association, Inc.*

Sworn to and Subscribed before me on this *29th* Day of *December*, 2015.

[Redacted Signature]

Notary Public for South Carolina
 My Commission Expires:

SHARON P. WHITE
 Notary Public, South Carolina
 My Commission Expires
 August 21, 2022

STATE OF SOUTH CAROLINA)
) DRAINAGE EASEMENT AGREEMENT
COUNTY OF BEAUFORT)

This Easement Agreement is made this 5th day of July, 2017 by and between Villages of Skull Creek Association (hereinafter referred to as the "Grantor"), and Hilton Head Plantation Property Owners Association, (hereinafter referred to as the "Grantee").

WITNESSETH

WHEREAS, Grantee and the Town of Hilton Head Island, South Carolina (the "Town") previously entered into an Amended and Restated Drainage Agreement and a Modification of Access, Drainage and Maintenance Easement and Partial Assignment, approved by the Town on October 1, 2013 (the "Master Agreement and Easement") whereby the Town undertook the maintenance and improvement of the storm and surface water drainage system within the Hilton Head Plantation planned unit development lying and being within the Town of Hilton Head Island, Beaufort County, South Carolina (the "PUD System"); and,

WHEREAS, Grantor owns and/or is responsible for controlling and maintaining a smaller communal drainage system located within the boundaries of such planned unit development (the "Subsystem"); and

WHEREAS, Grantor hereby conveys and dedicates to Grantee, and Grantee accepts such conveyance and dedication, access and maintenance rights as described herein with respect to the Subsystem thereby allowing Grantee to petition the Town for dedication and inclusion of the

Subsystem into the PUD System thereby allowing the Town to perform maintenance and improvement of the Subsystem as may become necessary.

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

The 0.05 acre portion of parcel number R510-003-000-061A-000, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and designated as "Permanent Storm Drainage Easement (D)" on a plat entitled "Permanent Storm Drainage Easement over: A Section of Villages of Skull Creek, Hilton Head Plantation" dated 5/30/2017, prepared by Sea Island Land Survey, LLC certified by Mark R. Renew, S.C.R.L.S. No. 25437 and which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book _____ at Page _____.

The easement granted herein is for the purpose of planning, laying out, building and maintaining the storm drainage pipe and structures used or useful in the collection, conveyance and drainage of surface and storm water runoff (hereinafter collectively referred to as the "Drainage Improvements"). Grantor further grants to Grantee, a perpetual, non-exclusive easement for the purpose of draining surface and storm water runoff through the Easement Property, and the Drainage Improvements built and/or maintained pursuant to this grant of easement.

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 Grantor, its successors and assigns, to utilize the

Easement Property at any time, in any manner, and for any purpose, provided, however, that such use by Grantor shall not be inconsistent with nor prevent the full utilization by Grantor or the Town, of the rights and privileges granted herein.

2. Grantor shall erect no permanent structure of any kind over or across the Easement Property including but not limited to buildings, sheds, walls and other masonry structures, tennis courts, and swimming pools. Grantor shall not impede, obstruct, or allow to be obstructed, the natural flow of storm water runoff through the Easement Property.

3. Grantor and Grantee acknowledge that this easement agreement is being executed as a prerequisite for Grantee to petition the Town for dedication and inclusion of the Subsystem and Easement Property described above into the PUD System. Grantor and Grantee acknowledge that the Town shall decide at its sole discretion whether the Subsystem meets Town eligibility requirements for dedication and inclusion into the PUD system, and that in the event the Town approves such dedication in writing, this Easement Agreement will be recorded in the Office of the Register of Deeds for Beaufort County, South Carolina upon completion of an amendment to the Master Agreement and Easement between the Town and Grantee. Grantor and Grantee further acknowledge that this Easement Agreement is contingent upon the Town's written acceptance of dedication of the Subsystem into the PUD system, approval of the dedication in writing and amendment of the Master PUD Agreement Easement between the Town and Grantee, and recording of the within Drainage Easement Agreement, and that in the event any of the aforementioned contingencies has not been met within _____ from the date of the Execution of this Easement Agreement, this Easement Agreement shall be void and of no effect and any original executed copies of this Easement Agreement shall be returned to Grantor.

4. Grantor and Grantee acknowledge that upon: 1) the Town's written acceptance of dedication of the Subsystem into the PUD system; 2) amendment of the Master PUD Agreement Easement between the Town and Grantee, and 3) recording of the within Drainage Easement Agreement, the Subsystem shall be deemed incorporated into the PUD System, and the Town shall be responsible for maintenance of the Subsystem and Easement Property under the same terms and conditions as set forth in the Drainage Agreement and Access, Drainage and Maintenance Easement as amended.

5. Grantor warrants that it has full authority to execute the within easement agreement and grant the rights set forth herein, and that no consent or approval of any other party is necessary.

6. Under no circumstances and at no time during the operation and/or performance of this Easement Agreement shall Grantee assume responsibility for any items detailed elsewhere in this Easement Agreement, including but not limited to performing Drainage Improvements and maintenance of the Subsystem and/or Easement Property.

To have and to hold, all and singular, the rights, privileges, and easements aforesaid unto Grantee, 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 5th day of July, 2017.

(SIGNATURES ON FOLLOWING PAGES)

WITNESSES:

GRANTOR

2) [Redacted]

1) By: Villages of Skull Creek Association

Signature of Witness #1

[Redacted]

3) [Redacted]

Its Carolyn Nebbia, President

Signature of Notary Public

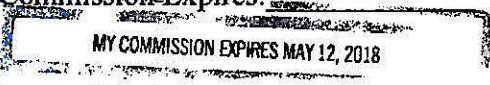
STATE OF SOUTH CAROLINA)
)
 COUNTY OF BEAUFORT)

UNIFORM ACKNOWLEDGMENT
 S. C. CODE ANN. § 30-5-30 (SUPP. 2010)

I, the undersigned Notary Public do hereby certify Carolyn Nebbia personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of Villages of Skull Creek Association.

Sworn to and Subscribed before me
 on this 5th Day of July, 2017.

[Redacted Signature]
 Signature of Notary Public for South Carolina
 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:

GRANTEE

[Redacted]

(Signature of Witness #1)

[Redacted]

(Signature of Notary Public)

[Redacted]

By

Its: General Manager

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

)
)
)

UNIFORM ACKNOWLEDGMENT
S. C. CODE ANN. § 30-5-30 (SUPP. 2010)

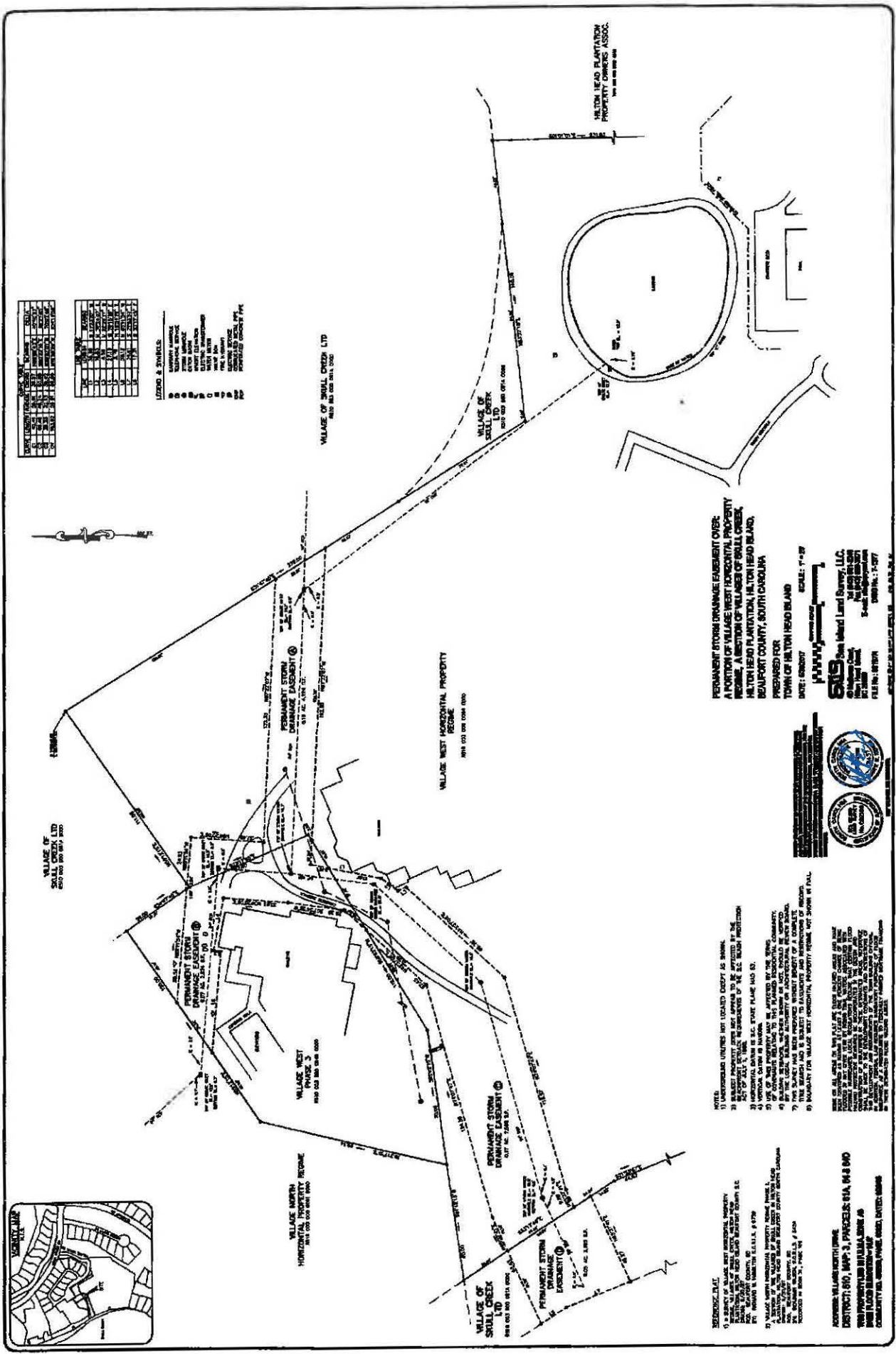
I, the undersigned Notary Public do hereby certify that T. Peter Kristian
personally appeared before me on this day and duly acknowledged the execution of the foregoing
instrument on behalf of Hilton Head Plantation POA

Sworn to and Subscribed before me
on this 5th Day of July, 2017.

[Redacted]

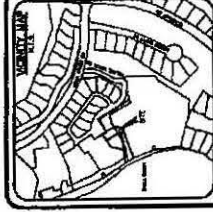
Notary Public for South Carolina
My Commission Expires:

SHARON P. WHITE
Notary Public, South Carolina
My Commission Expires
August 21, 2022



LOTTED & UNLOTTED

LOT	AREA (SQ FT)	AREA (SQ YD)	AREA (AC)
1	10,000	229.57	0.23
2	10,000	229.57	0.23
3	10,000	229.57	0.23
4	10,000	229.57	0.23
5	10,000	229.57	0.23
6	10,000	229.57	0.23
7	10,000	229.57	0.23
8	10,000	229.57	0.23
9	10,000	229.57	0.23
10	10,000	229.57	0.23
11	10,000	229.57	0.23
12	10,000	229.57	0.23
13	10,000	229.57	0.23
14	10,000	229.57	0.23
15	10,000	229.57	0.23
16	10,000	229.57	0.23
17	10,000	229.57	0.23
18	10,000	229.57	0.23
19	10,000	229.57	0.23
20	10,000	229.57	0.23



PERMANENT STORM DRAINAGE EASEMENT OVER A PORTION OF VILLAGE WEST HORIZONTAL PROPERTY REGIME, VILLAGE OF SHULL CREEK, HILTON HEAD ISLAND, HILTON HEAD PLANTATION, BEaufORT COUNTY, SOUTH CAROLINA

PREPARED FOR
TOWN OF HILTON HEAD ISLAND

DATE: 08/20/2011
SCALE: 1" = 40'

GIS Island Land Survey, LLC
2400 Highway 17, Suite 100
Beaufort, NC 28520
Phone: 252-755-1111
Fax: 252-755-1112
Email: info@islandlandsurvey.com

- NOTES:**
- 1) UNDEVELOPED UNITS NOT LOCATED DEPT AS SHOWN.
 - 2) SUBJECT PROPERTY LOTS ARE NOT AFFECTED BY THE 2010 ZONING ORDINANCE OF THE S.C. REGULAR PROVISIONS ACT OF 2010.
 - 3) UNDEVELOPED UNITS IN S.C. STATE PLANS SHOWN AS 10,000 SQ FT.
 - 4) UNDEVELOPED UNITS IN S.C. STATE PLANS SHOWN AS 10,000 SQ FT.
 - 5) USE OF THIS PLAN AND THE PROPERTY ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 - 6) THE TOWN AND IS SUBJECT TO A VARIATION AND MODIFICATION OF RECORD.
 - 7) LIABILITY FOR VILLAGE WEST HORIZONTAL PROPERTY REGIME NOT SHOWN IN FULL.

REFERENCE PLAT:

1) A SET OF VILLAGE WEST HORIZONTAL PROPERTY REGIME, VILLAGE OF SHULL CREEK, HILTON HEAD ISLAND, HILTON HEAD PLANTATION, BEaufORT COUNTY, SC BY: HUNTER & HUNTER, L.L.P. 1/17/10

2) VILLAGE NORTH HORIZONTAL PROPERTY REGIME, VILLAGE OF SHULL CREEK, HILTON HEAD ISLAND, HILTON HEAD PLANTATION, BEaufORT COUNTY, SC BY: HUNTER & HUNTER, L.L.P. 1/17/10

3) VILLAGE WEST HORIZONTAL PROPERTY REGIME, VILLAGE OF SHULL CREEK, HILTON HEAD ISLAND, HILTON HEAD PLANTATION, BEaufORT COUNTY, SC BY: HUNTER & HUNTER, L.L.P. 1/17/10

ADDRESS: VILLAGE NORTH HORIZONTAL PROPERTY REGIME, DISTRICT 600, MAP 3, PARCELS 81A, 84B, 84C, 84D, 84E, 84F, 84G, 84H, 84I, 84J, 84K, 84L, 84M, 84N, 84O, 84P, 84Q, 84R, 84S, 84T, 84U, 84V, 84W, 84X, 84Y, 84Z, 85A, 85B, 85C, 85D, 85E, 85F, 85G, 85H, 85I, 85J, 85K, 85L, 85M, 85N, 85O, 85P, 85Q, 85R, 85S, 85T, 85U, 85V, 85W, 85X, 85Y, 85Z, 86A, 86B, 86C, 86D, 86E, 86F, 86G, 86H, 86I, 86J, 86K, 86L, 86M, 86N, 86O, 86P, 86Q, 86R, 86S, 86T, 86U, 86V, 86W, 86X, 86Y, 86Z, 87A, 87B, 87C, 87D, 87E, 87F, 87G, 87H, 87I, 87J, 87K, 87L, 87M, 87N, 87O, 87P, 87Q, 87R, 87S, 87T, 87U, 87V, 87W, 87X, 87Y, 87Z, 88A, 88B, 88C, 88D, 88E, 88F, 88G, 88H, 88I, 88J, 88K, 88L, 88M, 88N, 88O, 88P, 88Q, 88R, 88S, 88T, 88U, 88V, 88W, 88X, 88Y, 88Z, 89A, 89B, 89C, 89D, 89E, 89F, 89G, 89H, 89I, 89J, 89K, 89L, 89M, 89N, 89O, 89P, 89Q, 89R, 89S, 89T, 89U, 89V, 89W, 89X, 89Y, 89Z, 90A, 90B, 90C, 90D, 90E, 90F, 90G, 90H, 90I, 90J, 90K, 90L, 90M, 90N, 90O, 90P, 90Q, 90R, 90S, 90T, 90U, 90V, 90W, 90X, 90Y, 90Z, 91A, 91B, 91C, 91D, 91E, 91F, 91G, 91H, 91I, 91J, 91K, 91L, 91M, 91N, 91O, 91P, 91Q, 91R, 91S, 91T, 91U, 91V, 91W, 91X, 91Y, 91Z, 92A, 92B, 92C, 92D, 92E, 92F, 92G, 92H, 92I, 92J, 92K, 92L, 92M, 92N, 92O, 92P, 92Q, 92R, 92S, 92T, 92U, 92V, 92W, 92X, 92Y, 92Z, 93A, 93B, 93C, 93D, 93E, 93F, 93G, 93H, 93I, 93J, 93K, 93L, 93M, 93N, 93O, 93P, 93Q, 93R, 93S, 93T, 93U, 93V, 93W, 93X, 93Y, 93Z, 94A, 94B, 94C, 94D, 94E, 94F, 94G, 94H, 94I, 94J, 94K, 94L, 94M, 94N, 94O, 94P, 94Q, 94R, 94S, 94T, 94U, 94V, 94W, 94X, 94Y, 94Z, 95A, 95B, 95C, 95D, 95E, 95F, 95G, 95H, 95I, 95J, 95K, 95L, 95M, 95N, 95O, 95P, 95Q, 95R, 95S, 95T, 95U, 95V, 95W, 95X, 95Y, 95Z, 96A, 96B, 96C, 96D, 96E, 96F, 96G, 96H, 96I, 96J, 96K, 96L, 96M, 96N, 96O, 96P, 96Q, 96R, 96S, 96T, 96U, 96V, 96W, 96X, 96Y, 96Z, 97A, 97B, 97C, 97D, 97E, 97F, 97G, 97H, 97I, 97J, 97K, 97L, 97M, 97N, 97O, 97P, 97Q, 97R, 97S, 97T, 97U, 97V, 97W, 97X, 97Y, 97Z, 98A, 98B, 98C, 98D, 98E, 98F, 98G, 98H, 98I, 98J, 98K, 98L, 98M, 98N, 98O, 98P, 98Q, 98R, 98S, 98T, 98U, 98V, 98W, 98X, 98Y, 98Z, 99A, 99B, 99C, 99D, 99E, 99F, 99G, 99H, 99I, 99J, 99K, 99L, 99M, 99N, 99O, 99P, 99Q, 99R, 99S, 99T, 99U, 99V, 99W, 99X, 99Y, 99Z, 100A, 100B, 100C, 100D, 100E, 100F, 100G, 100H, 100I, 100J, 100K, 100L, 100M, 100N, 100O, 100P, 100Q, 100R, 100S, 100T, 100U, 100V, 100W, 100X, 100Y, 100Z



TOWN OF HILTON HEAD ISLAND

Public Projects and Facilities Management Department

TO: Stephen G. Riley, ICMA-CM, Town Manager
VIA: Scott Liggett, PE, Director of PP&F/Chief Engineer
FROM: Jeff Buckalew, PE, Town Engineer
Darrin Shoemaker, PE, Traffic and Transportation Engineer
CC: Colin Kinton, PE, Beaufort County Traffic Engineer
DATE: February 7, 2018
SUBJECT: Recommendation for a Resolution Consenting to Beaufort County
Constructing Widening and Traffic Safety Improvements along US 278 on
Jenkins Island

Recommendation:

Staff recommends Town Council approve the attached resolution which consents to Beaufort County constructing widening and traffic safety improvements along US 278 on Jenkins Island, within the Town limits. This recommendation is contingent upon the County agreeing to compensate the Town for future construction of eastbound and westbound pathways and landscaping along the project limits.

Summary:

Beaufort County and the South Carolina Department of Transportation (SCDOT) have requested the Town's consent to this proposed traffic safety improvement project within the Town limits. The project has been designed by Beaufort County, with oversight from the SCDOT. The project is intended to improve safety and access management along US 278 on Jenkins Island. If the Town consents to the project, a donation of land to the SCDOT as proposed right of way must be considered and the Town and County must execute an agreement whereby the County will compensate the Town for future landscaping and pathways along the project limits.

Background:

Beaufort County plans to construct these roadway improvements beginning in 2018. The project includes the complete closure of two existing median crossovers at Harbour Passage Drive (Windmill Harbour)/C. Heinrichs Circle and at Jenkins Road, a partial closure of the median crossover serving Blue Heron Point Road, and the installation of a pair of Restricted Crossing U-Turn (RCUT) traffic signals to serve turning movements currently accommodated by the three existing median crossovers. This type of design is also referred to as a superstreet, J-Turn, or reduced conflict intersection. The project is intended to improve safety associated with access to unincorporated areas within Jenkins Island and on Hog Island. These include Windmill Harbour, Blue Heron Point, Hilton Head Harbor Marina, and the Hilton Head RV and Mariner's Cove resorts. All of the proposed road construction associated with the project is located within the Town of Hilton Head Island except for some US 278 widening that extends into an unincorporated area in the immediate vicinity of the foot of the J. Wilton Graves Bridge.

The project requires 4.715 acres of Town-owned land (parcels R510 006 000 0099 0000 and R510 006 000 0305 0000 and commonly known as the Jenkins Island Tract) be granted to the South Carolina Department of Transportation as proposed right of way.

AS part of the Comprehensive Plan, the Town desires pathways connectivity, to include east bound and westbound pathway along the extents of William Hilton Parkway. When the Town's Public Facilities Committee unanimously approved the County's design recommendation for this project at their February 22, 2016 meeting, the committee chair required that the project should include multi-use pathways. Although the project design was later rejected by Town Council, it remains in the Town's best interest to have the County provide pathways along the limits of their project. If constructed along with roadway improvements in 2018, the pathways would have dead end termini and not be connected to the Town's existing pathway network. The County has agreed in concept to enter into an agreement with the Town whereby they will compensate the Town for the pathways when they are later constructed by the Town, connecting to the existing network.

In 2012 Town Council acted to formally support the construction of the Bluffton Parkway Phase 5-A (Flyover) project on a condition that the State, County and Town make their best efforts to ensure that access management improvements to US 278 in the Windmill Harbour area be coordinated so as to be implemented at the same time the flyover project is completed. Interim improvements by the SCDOT were constructed two years ago. This County project would complete those improvements in this area.

Based on the recent annual Traffic Monitoring and Evaluation Reports, the Town's top traffic deficiency has been and is the US 278 – Squire Pope Road intersection. The solution to this problem entails improvements adding through lanes and auxiliary lanes to the US 278 from this intersection west to Jenkins Island that would meet the end of the County's project. This would be a six-lane road section, with an additional west bound acceleration lane coming from Squire Pope Road. This is a Town CIP project with funding to be considered in the coming year's budget (FY-19) for surveying, engineering, and permitting. Once both of these projects are constructed, the bridges connecting the island to the mainland would be the last remaining four-lane section from SC 170 to the Cross Island Parkway interchange. The SCDOT has recently begun work on an environmental assessment project for replacing /expanding the bridges to the island.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, CONSENTING TO THE CONSTRUCTION AND/OR IMPROVEMENTS IN CONNECTION WITH TRANSPORTATION PROJECT KNOWN AS “BEAUFORT COUNTY PROJECT ID PO323499 - WIDENING AND SAFETY IMPROVEMENTS ALONG US ROUTE 278 (WILLIAM HILTON PARKWAY) ON JENKINS ISLAND WITHIN THE TOWN LIMITS OF HILTON HEAD ISLAND, BEAUFORT COUNTY”, IN ACORDANCE WITH THE PLANS OF SAID PROJECT.

WHEREAS, Beaufort County (hereinafter, the “County”), with the concurrence and approvals of the South Carolina Department of Transportation (“SCDOT”), proposes to construct, reconstruct, alter, or improve the certain segment(s) of the highway in the State Highway System, which are located within the corporate limits of the Town of Hilton Head Island (hereinafter, the “Town”) in connection with that certain project known as “Beaufort County Project ID PO323499 – Widening and Safety Improvements along US Route 278 William Hilton Parkway) on Jenkins Island within the Town limits of Hilton Head Island, Beaufort County” (hereinafter, the “Project”); and

WHEREAS, the Town wishes to authorize the construction and/or improvements of the aforesaid highway in accordance with plans as prepared by the County or its assigns and approved by the SCDOT (“the Project Plans”); and

WHEREAS, the Project Plans must be in accordance with all applicable federal, state and local laws and regulations, including but not limited to the Municipal Code and Land Management Ordinance of the Town and, as such, must be reviewed and approved by all necessary Town Staff prior to their completion and/or finalization; and

WHEREAS, the Project Plans require the acquisition of land as proposed SCDOT Right of Way from two Town owned parcels (4.715 acres of parcels R510 006 000 0099 0000 and R510 006 000 0305 0000); and

WHEREAS, the Town and County shall enter into an agreement whereby the County shall reimburse the Town for the total cost associated with the design and construction of eastbound and westbound offset multi-use pathways and landscaping along the limits of the Project.

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

1. Pursuant to S.C. Code Ann. Section 57-5-820 (1991), the Town does hereby consent to the construction and/or improvements of the aforesaid highway(s) within its corporate limits in accordance with the Project Plans. The County shall complete the Project under the Project Plans, subject to the Project Plans being in accordance with all applicable federal, state and local laws and regulations, including but not limited to the Municipal Code and Land Management Ordinance of the Town. This consent hereby constitutes a waiver of any and all other requirements with regard to construction within the Town's limits. The foregoing waiver and consent shall also extend to the benefit of utility companies engaged in relocating utility lines on account of the Project. Further, the Town shall exempt all existing and new right-of-way and all other properties purchased in connection with right-of-way for the highway from any general or special assessment against real property for municipal services.

2. The Town hereby signifies its intention to faithfully observe the provisions of chapter 5, Title 56, Code of Laws of South Carolina, 1976, and all amendments thereto relating to the regulation of traffic on the street, or streets, to be constructed, reconstructed, altered or improved as hereinabove identified and further agrees to refrain from placing or maintaining any traffic control devices upon any section of said street, without having first obtained written approval of the South Carolina Department of Transportation as required in S.C. Code Section 56-5-930 (1976, as amended), nor enacting any traffic regulation ordinances inconsistent therewith.

PASSED AND APPROVED BY THE TOWN COUNCIL, THIS _____ DAY OF _____, 2018.

David Bennett, Mayor

ATTEST:

Krista M. Wiedmeyer, Town Clerk

APPROVED AS TO FORM:

Gregory T. Alford, Town Attorney

Introduced by Council Member _____



TOWN OF HILTON HEAD ISLAND

Public Projects and Facilities Management Department

TO: Stephen G. Riley, ICMA-CM, Town Manager
VIA: Scott Liggett, PE, Director of PP&F/Chief Engineer
FROM: Jeff Buckalew, PE, Town Engineer
CC: Colin Kinton, Beaufort County Traffic Engineer
DATE: February 7, 2018
SUBJECT: Recommendation for Dedication of Town land to the SCDOT for road Right of Way required of the County's Widening and Safety Improvement Project along US 278 on Jenkins Island

Recommendation:

Staff recommends that Town Council approve the dedication of 4.715 acres of Town-owned land (parcels R510 006 000 0099 0000 and R510 006 000 0305 0000 and commonly known as the Jenkins Island Tract) to the South Carolina Department of Transportation in order to facilitate the construction of Beaufort County's Widening and Safety Improvement Project along US 278 on Jenkins Island and in return for future compensation from the County to design and construct eastbound and westbound multi-use pathways and landscaping along the project limits.

Summary:

The staff recommendation to dedicate the necessary right-of-way to facilitate the County's project was unanimously approved by the Public Facilities Committee at their October 23, 2017 meeting. The area to be dedicated is depicted in gray on the plans attached as Exhibit A and labeled in red on the project overlay, Exhibit B. The land is necessary to accommodate Beaufort County's capital improvement project to improve safety and access management, which includes widening US 278 across much of Jenkins Island from four to six lanes. The requested right-of-way extends from approximately opposite the Blue Heron Point Road intersection, east to a point approximately 1600 feet east of Jenkins Road. This strip of land abutting the existing US 278 right-of-way is generally 35' in width from Blue Heron Point Road east to C Heinrichs Circle and 55' in width from C Heinrichs Circle east, to the endpoint near the Jenkins Island causeway. The width increases to 75' for a distance of 200', just east of Jenkins Road in order to accommodate long wheel based vehicle U-turns. The total area of the recommended right-of-way dedication is 4.715 acres. In return for this dedication of land, the County shall agree to compensate the Town for the total cost required for the design and of construction of eastbound and westbound multi-use pathways and landscaping along the project limits. This shall be resolved in a Memorandum of Agreement between the County and the Town.

Background:

Beaufort County plans to construct these roadway improvements beginning in the fall of 2018 and construction is estimated to take one year. The project includes the complete closure of two existing median crossovers at Harbour Passage Drive (Windmill Harbour)/C. Heinrichs Circle and at Jenkins Road, a partial closure of the median crossover serving Blue Heron Point Road, and the installation of a pair of Restricted Crossing U-Turn (RCUT) traffic signals to serve turning movements currently

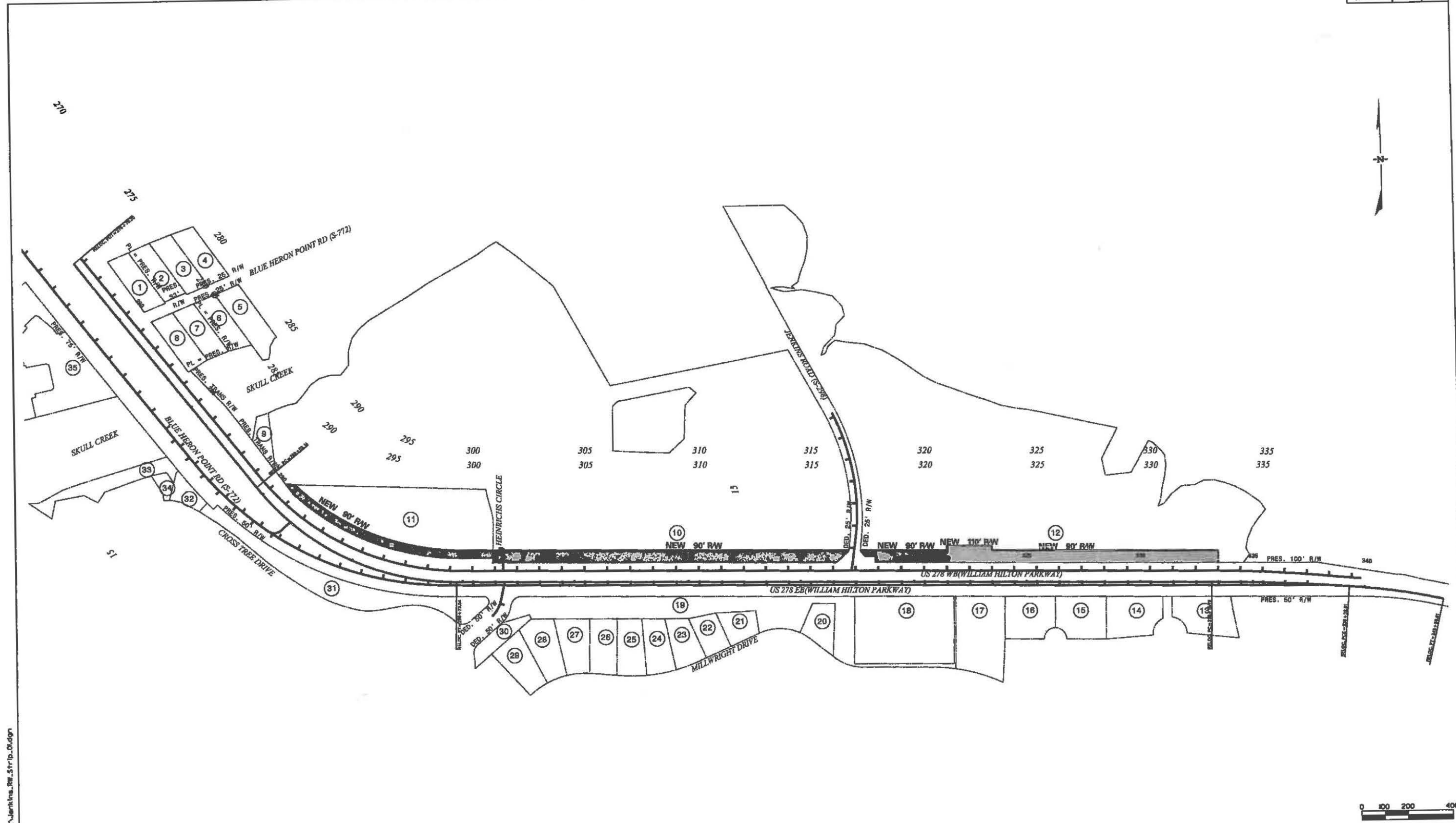
accommodated by the three existing median crossovers. This type of design is also referred to as a superstreet, J-Turn, or reduced conflict intersection. The project is intended to improve safety associated with access to unincorporated areas within Jenkins Island and on Hog Island. These include Windmill Harbour, Blue Heron Point, Hilton Head Harbor Marina, and the Hilton Head RV and Mariner's Cove resorts. All of the proposed road construction associated with the project is located within the Town of Hilton Head Island except for some US 278 widening that extends into an unincorporated area in the immediate vicinity of the foot of the J. Wilton Graves Bridge..

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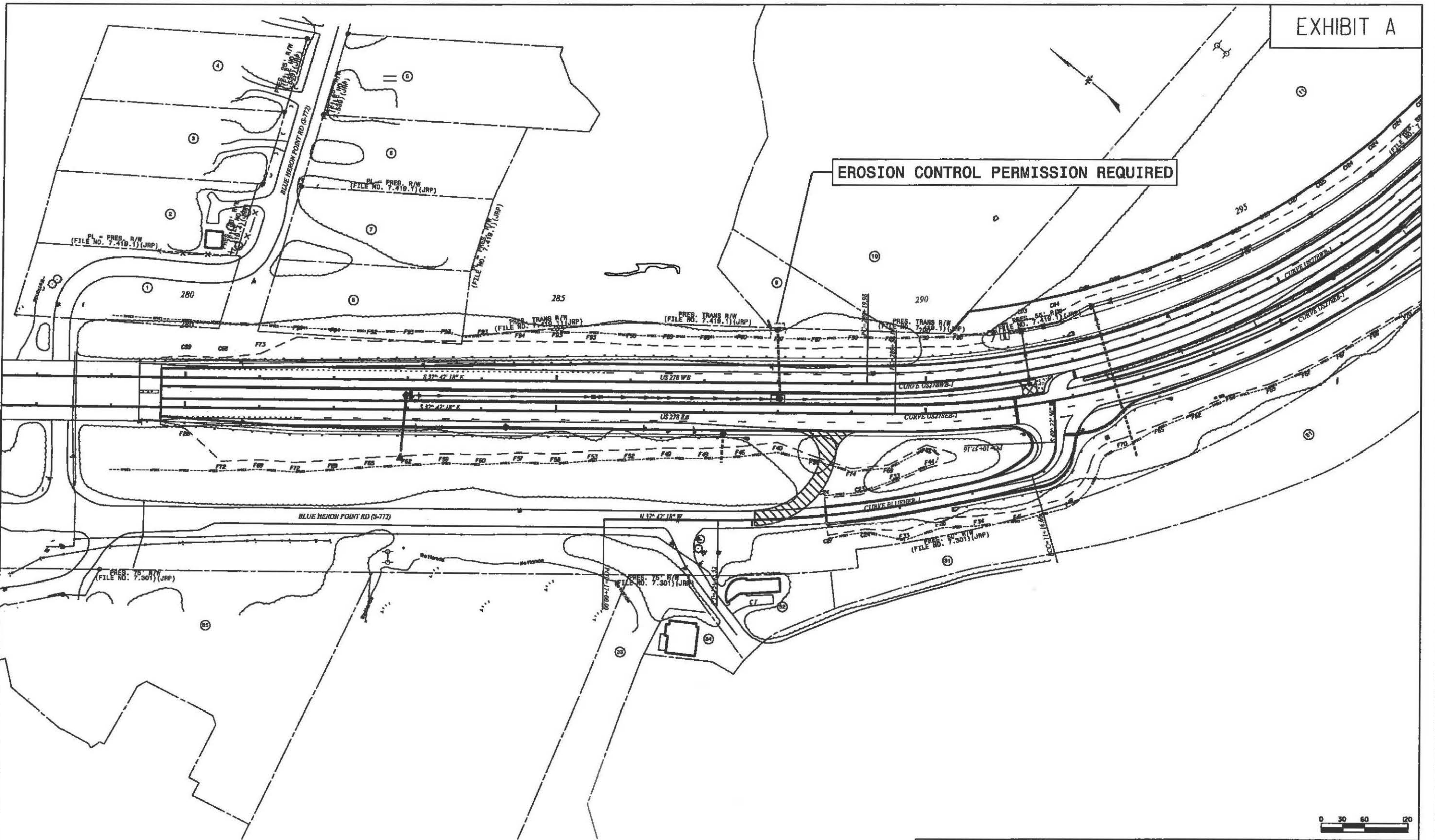
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COUNTY	PROJECT NO.	SHEET NO.
BEAUFORT	U.S. 278	4A



10/14/2017 c:\pawork\king\easton\dms5782\jenkins_rw_51r\p_04.dgn

 ICA Engineering Inc. 1122 Lady Street, Suite 1100, Columbia, SC 29201	PLANS FOR REVIEW	NOT FOR CONSTRUCTION	4			BEAUFORT COUNTY, SC U.S. RTE. 278 WIDENING (WILLIAM HILTON PARKWAY) RIGHT-OF-WAY STRIP MAP U.S. RTE. 278
			3			
2						
1						
			REV. NO.	BY	DATE	DESCRIPTION OF REVISION
			TOPG.		DATE	PLAN SCALE 1" = 200'
			DWG.		DATE	
			R/W		DATE	



1. EXISTING R/W PRIOR TO C. HEINDRICH'S CIRCLE IS MEASURED FROM THE EXISTING WESTBOUND CENTERLINE
2. EXISTING R/W AFTER TO C. HEINDRICH'S CIRCLE IS MEASURED FROM THE EXISTING EASTBOUND CENTERLINE
3. PROPOSED R/W MEASURED FROM THE PROPOSED WESTBOUND CENTERLINE



ICA Engineering Inc.
1122 Lady Street, Suite 1100, Columbia, SC 29201

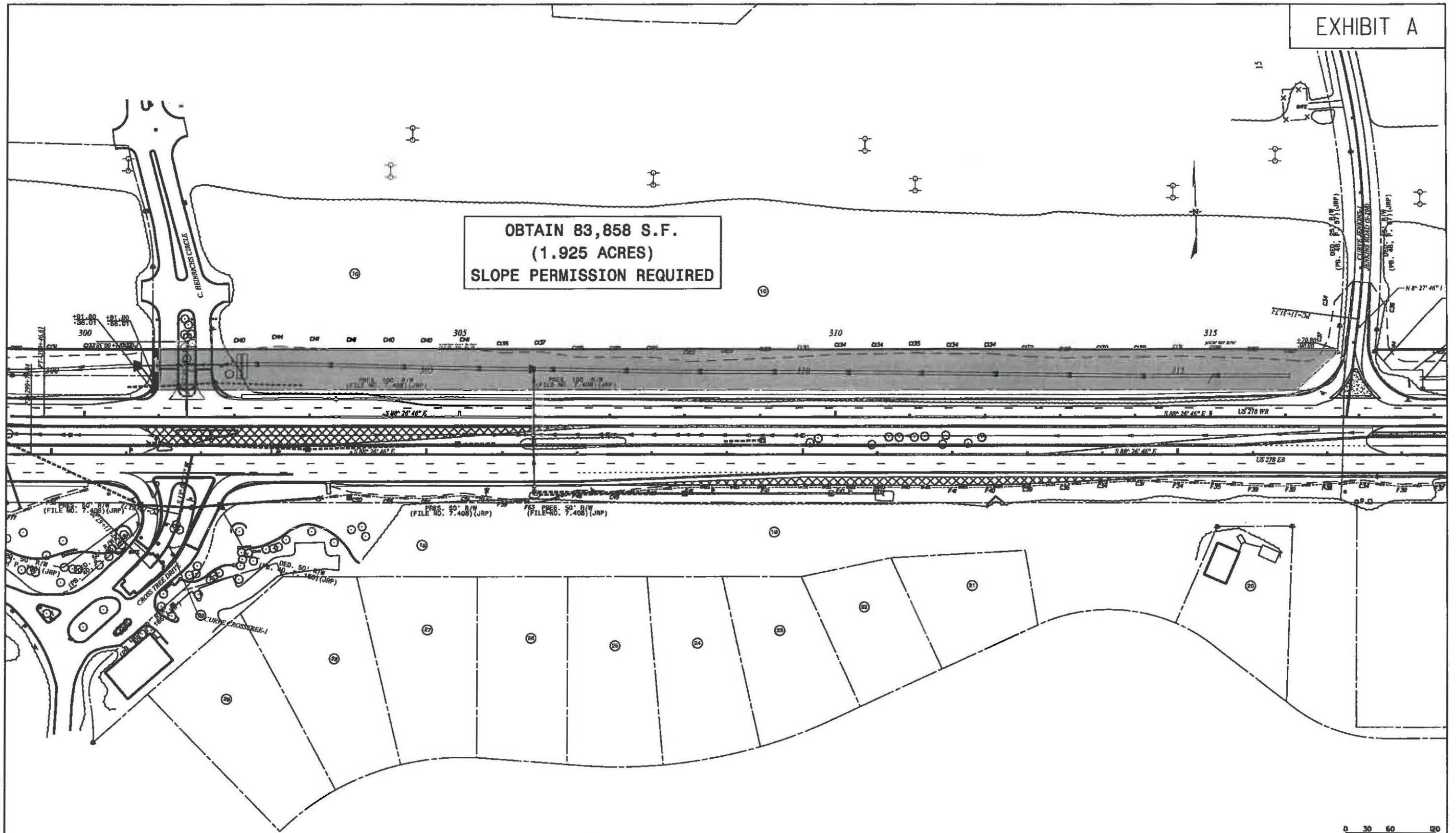


BEAUFORT COUNTY, SC

R/W EXHIBIT
US 278 IMPROVEMENTS
ON JENKINS ISLAND
TRACT 9
CENTRAL ELECTRIC POWER CO.

10/11/2017
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EXHIBIT A



1. EXISTING R/W PRIOR TO C. HEINDRICHS CIRCLE IS MEASURED FROM THE EXISTING WESTBOUND CENTERLINE
2. EXISTING R/W AFTER TO C. HEINDRICHS CIRCLE IS MEASURED FROM THE EXISTING EASTBOUND CENTERLINE
3. PROPOSED R/W MEASURED FROM THE PROPOSED WESTBOUND CENTERLINE

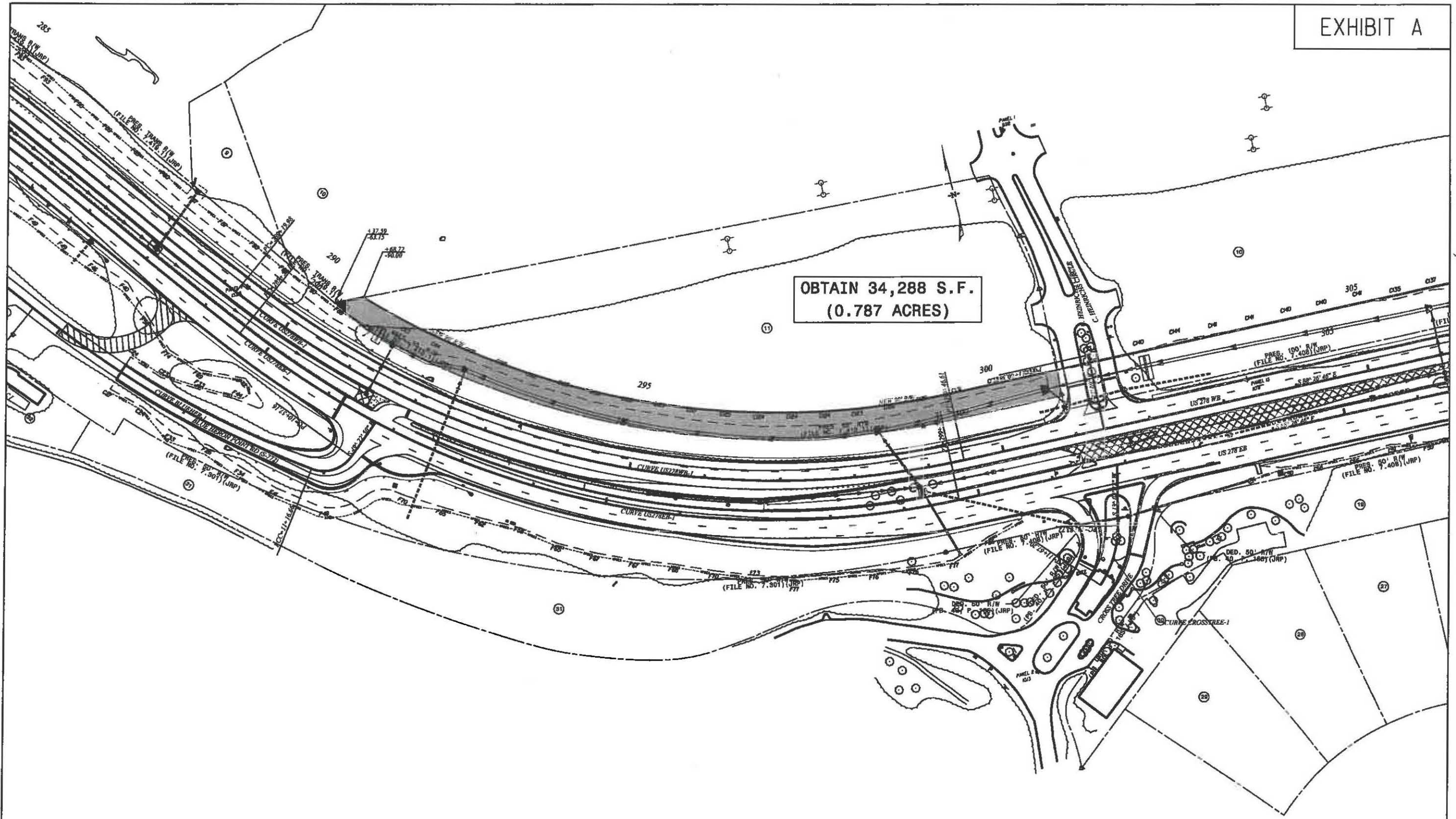
HR ICA
 ICA Engineering, Inc.
 1122 Lady Street, Suite 1100, Columbia, SC 29201



BEAUFORT COUNTY, SC
 R/W EXHIBIT
 US 278 IMPROVEMENTS
 ON JENKINS ISLAND
 TRACT 10
 TOWN OF HILTON HEAD ISLAND



10/11/2017 c:\pwworking\east\0\10345504\1\Tract10.dgn



1. EXISTING R/W PRIOR TO C. HEINDRICHS CIRCLE IS MEASURED FROM THE EXISTING WESTBOUND CENTERLINE
2. EXISTING R/W AFTER TO C. HEINDRICHS CIRCLE IS MEASURED FROM THE EXISTING EASTBOUND CENTERLINE
3. PROPOSED R/W MEASURED FROM THE PROPOSED WESTBOUND CENTERLINE



ICA Engineering Inc.
1122 Lady Street, Suite 1100, Columbia, SC 29201



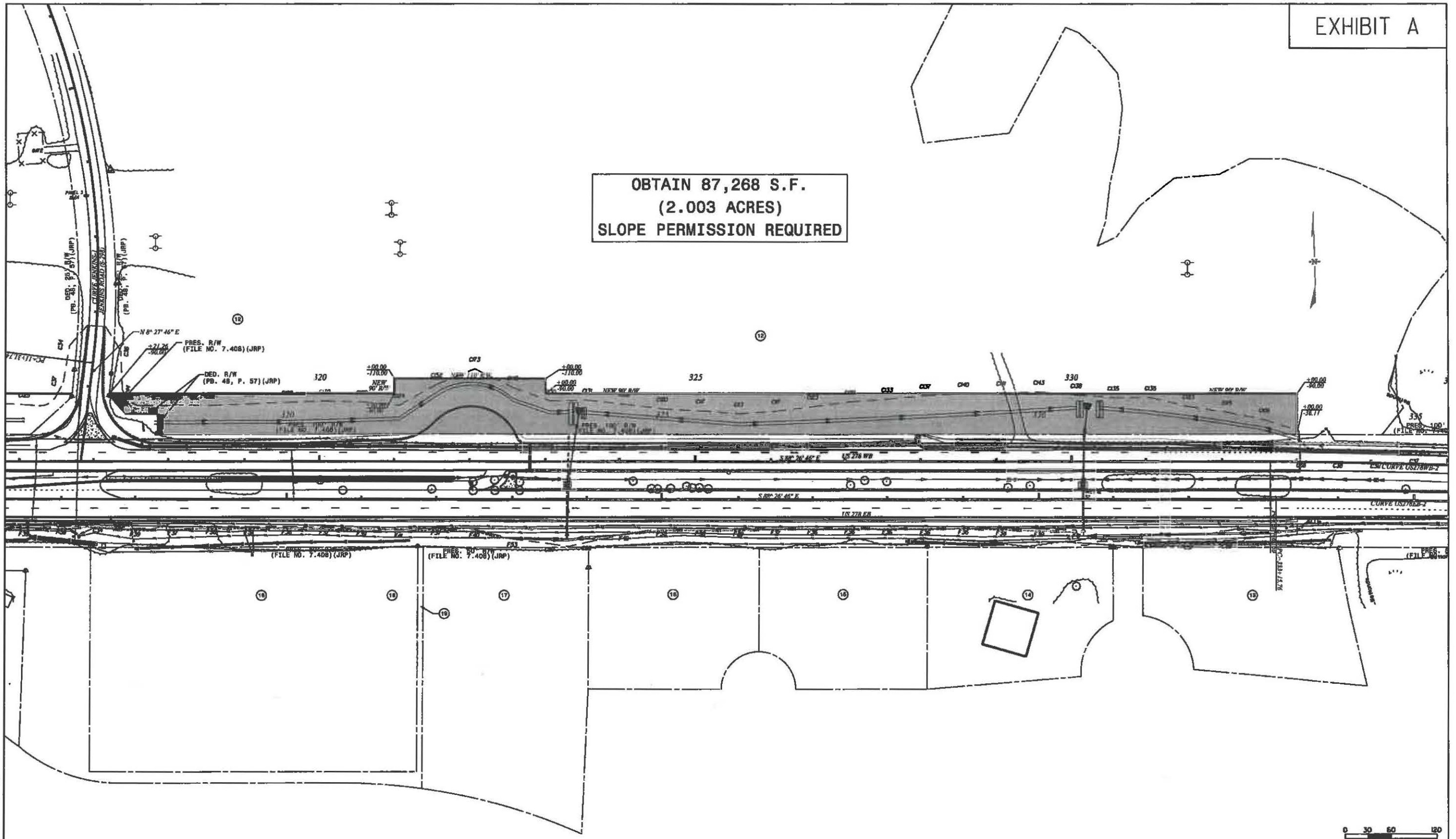
BEAUFORT COUNTY, SC

R/W EXHIBIT
US 278 IMPROVEMENTS
ON JENKINS ISLAND
TRACT II
TOWN OF HILTON HEAD ISLAND



10/17/2017 c:\pwworking\eastch\03145504\Tract18.dgn

EXHIBIT A

OBTAIN 87,268 S.F.
(2.003 ACRES)
SLOPE PERMISSION REQUIRED

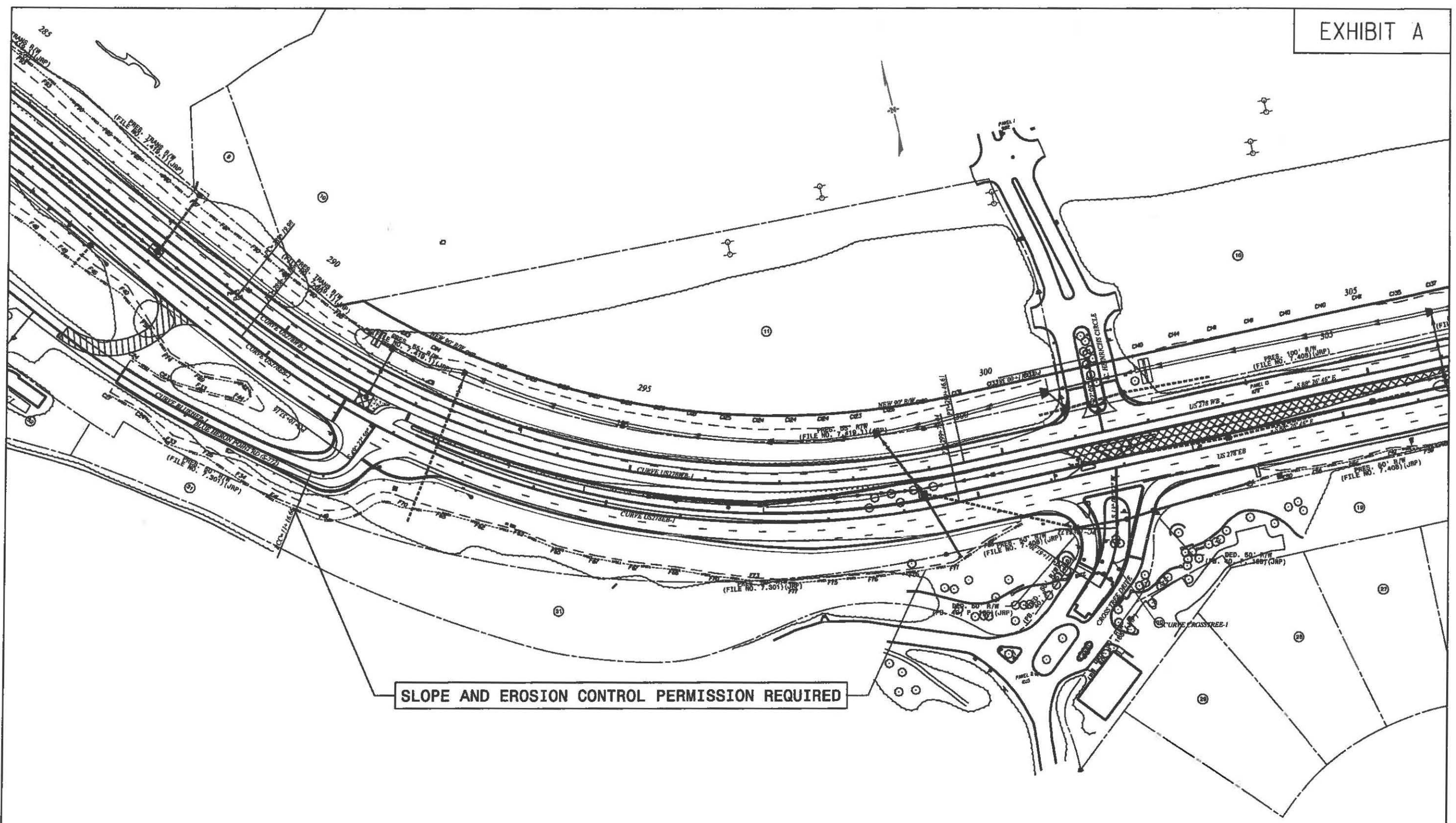


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2. EXISTING R/W AFTER TO C. HEINDRICHS CIRCLE IS MEASURED FROM THE EXISTING EASTBOUND CENTERLINE
3. PROPOSED R/W MEASURED FROM THE PROPOSED WESTBOUND CENTERLINE

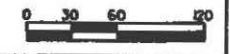
 ICA Engineering Inc. 1122 Lady Street, Suite 1100, Columbia, SC 29201		BEAUFORT COUNTY, SC
		R/W EXHIBIT US 278 IMPROVEMENTS ON JENKINS ISLAND TRACT 12 TOWN OF HILTON HEAD ISLAND

10/11/2017
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EXHIBIT A



SLOPE AND EROSION CONTROL PERMISSION REQUIRED



1. EXISTING R/W PRIOR TO C. HEINDRICHS CIRCLE IS MEASURED FROM THE EXISTING WESTBOUND CENTERLINE
2. EXISTING R/W AFTER TO C. HEINDRICHS CIRCLE IS MEASURED FROM THE EXISTING EASTBOUND CENTERLINE
3. PROPOSED R/W MEASURED FROM THE PROPOSED WESTBOUND CENTERLINE

 ICA Engineering Inc. 1122 Lady Street, Suite 1100, Columbia, SC 29201	 BEAUFORT COUNTY SOUTH CAROLINA 1769	BEAUFORT COUNTY, SC
		R/W EXHIBIT US 278 IMPROVEMENTS ON JENKINS ISLAND TRACT 31 WINDMILL HARBOUR ASSOCIATION

10/1/2017
 c:\pwworking\harrington\0348504\Tract31.dgn

EXHIBIT B SHEET 1 OF 2

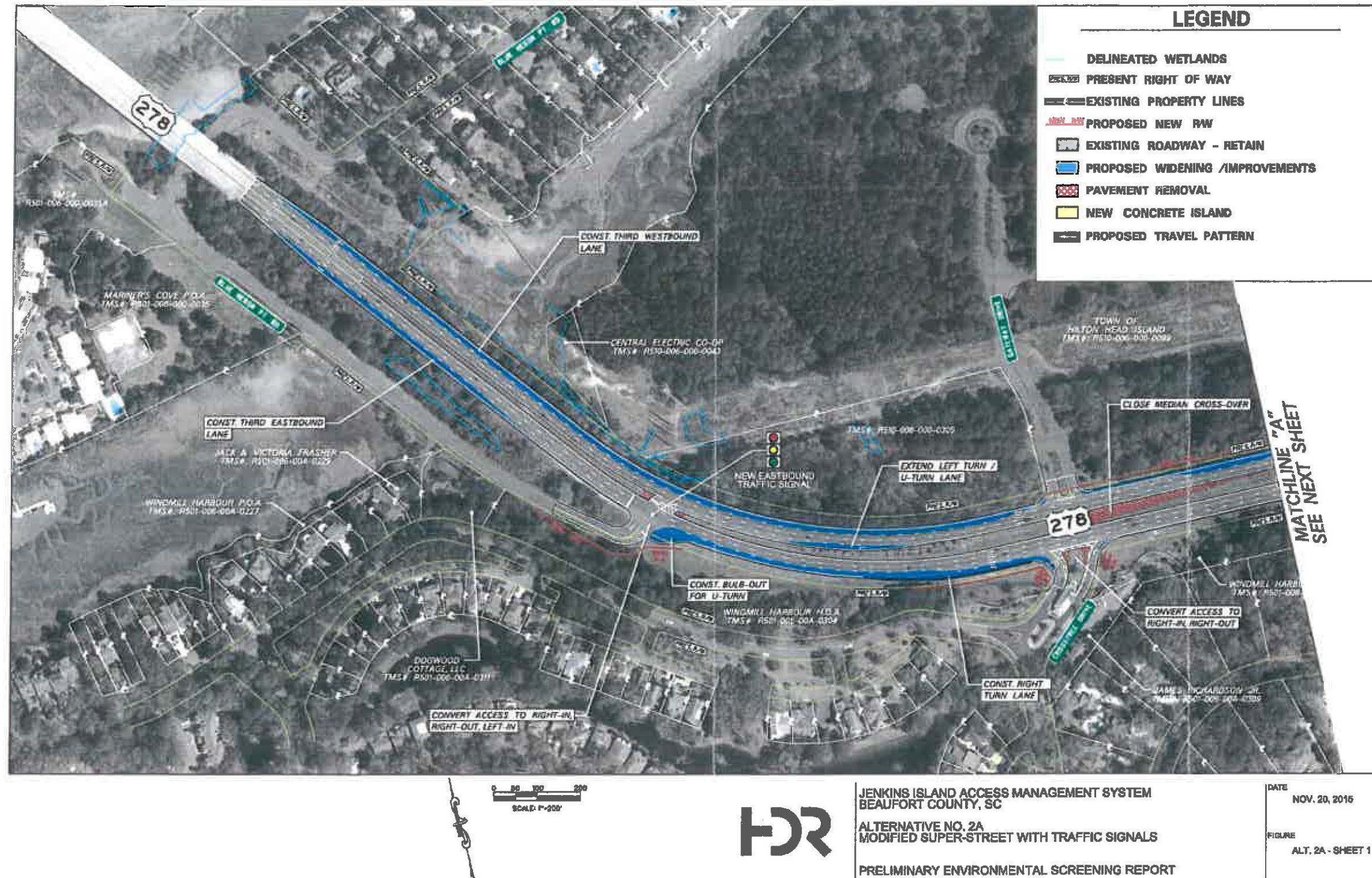


Figure 4-5. Alternative 2A (Sheet 1 and 2)

EXHIBIT B SHEET 2 OF 2

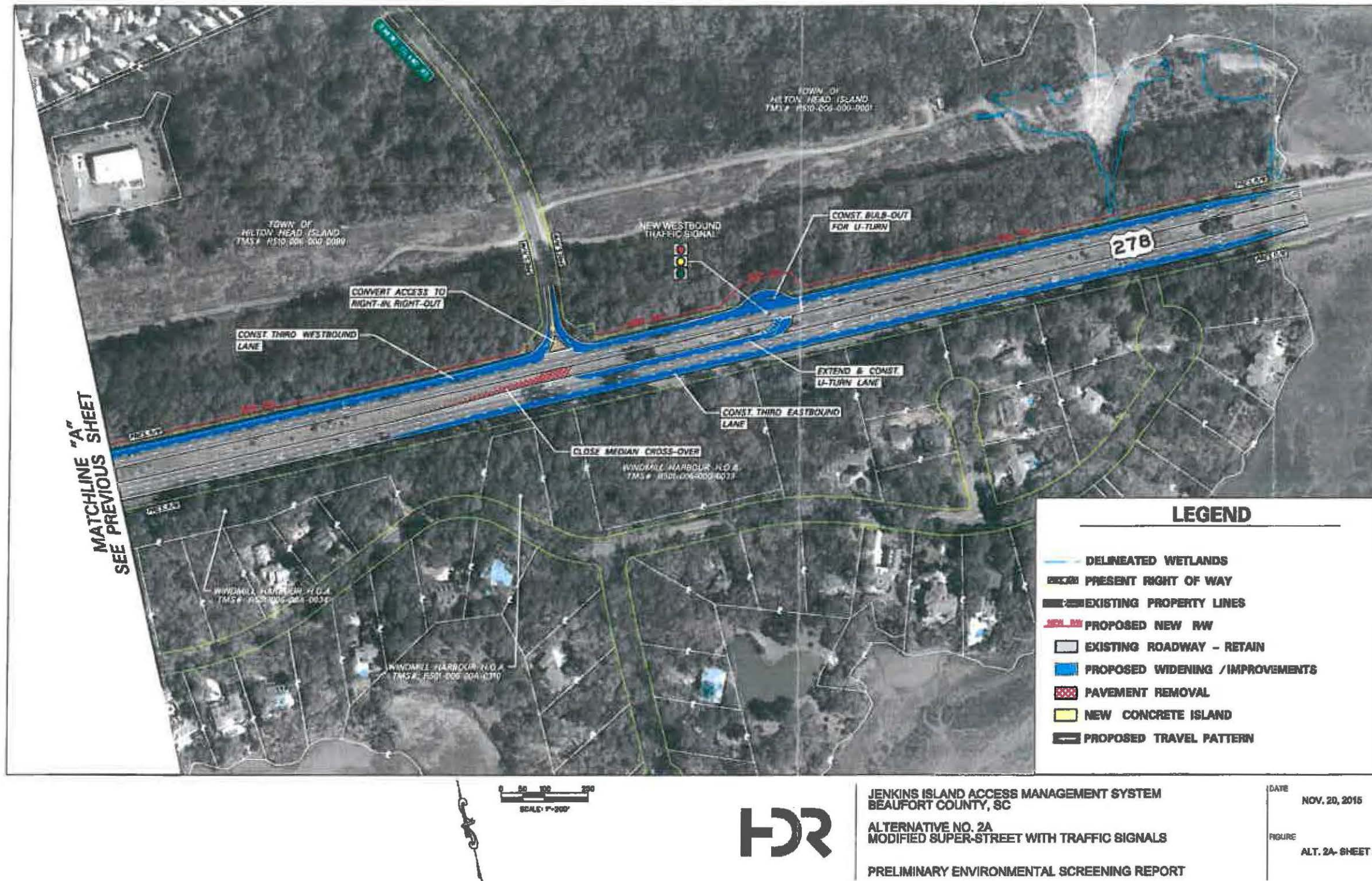


Figure 4-6. Alternative 2A (Sheet 2 and 2)



TOWN OF HILTON HEAD ISLAND

Public Projects and Facilities Management Department

TO: Stephen G. Riley, ICMA-CM, Town Manager
VIA: Scott Liggett, PE, Director of PP&F/Chief Engineer
Brian Hulbert, Staff Attorney
FROM: Jeff Buckalew, PE, Town Engineer
CC: Colin Kinton, Beaufort County Traffic Engineer
DATE: February 7, 2018
SUBJECT: Recommendation to Authorize the Town Manager to Negotiate an Agreement with Beaufort County related to Construction of Pathway and Landscaping along US 278 on Jenkins Island

Recommendation:

Staff recommends that Town Council authorize the Town Manager to negotiate an agreement with Beaufort County whereby the County will provide the Town future compensation for the implementation of multi-use pathways on both sides of US 278 and landscaping along the project limits County's Widening and Safety Improvement Project along US 278 on Jenkins Island, and the negotiated agreement will be brought back to Town Council for final approval.

Summary:

The County has designed roadway improvements for widening and access management along US 278 on Jenkins Island. However, the County did not include any pathway elements in their project design due lack of existing pathway connectivity in the area, permitting difficulties, and a desired expediency towards construction of this important safety project. The County requires 4.715 acres of Town-owned land (parcels R510 006 000 0099 0000 and R510 006 000 0305 0000 and commonly known as the Jenkins Island Tract) to be dedicated to the South Carolina Department of Transportation as proposed right of way in order to facilitate the construction of their Widening and Safety Improvement Project along US 278 on Jenkins Island. Staff recommends that in return for the right of way land, the County provide the Town direct future compensation for the implementation costs of eastbound and westbound multi-use pathways and landscaping along the project limits. The details of the pathway project, the landscaping, and reimbursements shall be defined and resolved in a Memorandum of Agreement between the County and the Town.

Background:

The Town desires to enhance connectivity of its pathway network and ultimately connect them to the mainland. At the February 7, 2018 Public Project Review public hearing for the County's Widening and Safety Improvement Project along US 278 on Jenkins Island, the Planning Commission determined that, in order for the project to comply with the Town's Comprehensive Plan, there must be pathways and landscaping included in the project. The Planning Commission conditioned their finding that the County's project complied with the Comprehensive Plan, to require the future implementation of pathways along each side of US 278 and landscaping along the project limits.

At their February 22, 2016 meeting, the Town's Public Facilities Committee recommended approval of the County's design recommendation, subject to the inclusion of multi-use pathways. However, Town Council subsequently did not approve the County's design at their March 1, 2016 meeting. If Town Council approves the County's project, it is in the Town's best interest that it includes multi-use pathways.



TOWN OF HILTON HEAD ISLAND

Public Projects and Facilities Management Department

TO: Stephen G. Riley, ICMA-CM, Town Manager
VIA: Scott Liggett, PE, Dir. of Public Projects & Facilities / Chief Engineer
Gregg Alford, Town Attorney
FROM: Jeff Buckalew, PE, Town Engineer
CC: Jennifer Lyle, Assistant Town Engineer
DATE: February 8, 2018
SUBJECT: Condemnation Authority for CIP Right of Way and Easement Acquisitions –
Office Park Road-Pope Avenue-New Orleans Road CIP Project

Recommendation:

Staff recommends Town Council authorize the Town Attorney and Town Manager to utilize the Town's powers of eminent domain in accordance with South Carolina law, as necessary to acquire the those rights of way and easements as required to facilitate construction of the Office Park Road –Pope Avenue-New Orleans Road Intersection Improvements project.

Summary:

Title 28 of the South Carolina Code of Laws empowers the Town to condemn real property for a public purpose. Town staff has developed construction plans based on the future traffic needs of this intersection. Construction and future maintenance of these improvements requires easements and rights of way on privately owned parcels. Time is of the essence regarding these acquisitions, to allow for construction to be completed by the summer. Property owners shall receive just compensation where condemnations are filed.

Background:

Geometric modifications to improve operations at the intersection of Greenwood Drive and Office Park Road were recommended as part of the Traffic Impact and Access Study for the USC Hospitality and Olli Facility and the CIP project traffic analysis. These improvements have been designed in coordination with representatives from CSA and to minimize impacts to private property. However, right of way must be acquired due to the pavement widening and turn radius improvements and a permanent storm drainage easement must be acquired for the storm drainage outfall.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AUTHORIZING CONDEMNATION, PURSUANT TO S.C. CODE SECTION 28-2-10, *et seq.*, OF EASEMENT RIGHTS OF RIGHT OF WAY OWNERSHIP OVER PORTIONS OF PARCELS AT THE INTERSECTION OF OFFICE PARKJ ROAD AND GREENWOOD DRIVE TO THE CONSTRUCTION AND/OR IMPROVEMENTS IN CONNECTION WITH TRANSPORTATION PROJECT KNOWN AS “POPE AVENUE – OFFICE PARK ROAD – NEW ORLEANS ROAD INTERSECTION IMPROVEMENTS PROJECT”, IN ACORDANCE WITH THE PLANS OF SAID PROJECT.

WHEREAS, The Town has planned and desires to undertake the “Pope Avenue – Office Park Road – New Orleans Road Intersection Improvements Project”, which is for the benefit and use of the general public and which Project involves, among other things, the acquisition of Easement rights and Right of Way ownership over portions of various parcels located at the intersections of Office Park Road and Pope Avenue and Office Park Road and Greenwood Drives for the purposes of construction, maintenance, use and expansion of transportation and storm drainage infrastructure for the general public as shown on the attached Exhibit “A” (“Acquisition Needs”); and

WHEREAS, portions of the following parcel (referenced per Beaufort County Property Identification Number) remain as Acquisition Needs:

- R552-015-000-0034-0000; and

WHEREAS, the Town may need to seek condemnation efforts in order to timely obtain the Acquisition Needs; and,

WHEREAS, the Town Council for the Town of Hilton Head Island, South Carolina, has determined that it is in the best interest of the Town to proceed with condemnation of the Acquisition Needs pursuant to S.C. Code Section 28-2-10, *et seq.*

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA AND IT IS HEREBY RESOLVED BY THE AUTHORITY OF THE SADI COUNCIL:

1. The Town Attorney is granted authorization to proceed with condemnation pursuant to S.C. Code Section 28-2-10, et seq., of the Acquisition Needs in substantial conformance with the attached Exhibit “A” over the above-referenced properties.
2. The Mayor and/or Town Manager and/or Town Attorney are hereby authorized to take such other and further action as may be necessary to complete the actions authorized hereby.

PASSED AND APPROVED BY THE TOWN COUNCIL, THIS _____ DAY OF _____, 2018.

David Bennett, Mayor

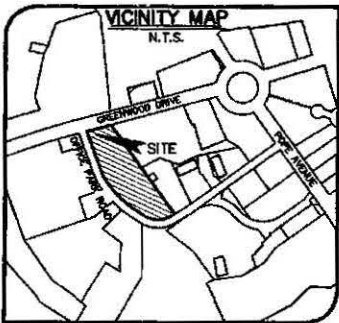
ATTEST:

Krista M. Wiedmeyer, Town Clerk

APPROVED AS TO FORM:

Gregory T. Alford, Town Attorney

Introduced by Council Member _____



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	25.50	171.86	25.47	S20°01'47"E	8°30'00"
C2	38.90	234.80	38.85	N19°31'47"W	9°30'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.08	N 70°08'00" E
L2	26.29	N 15°46'47" W
L3	89.71	N 52°21'04" E
L4	5.65	N 15°46'47" W
L5	69.99	N 55°33'49" E
L6	20.00	S 34°26'11" E
L7	73.57	N 55°33'49" E

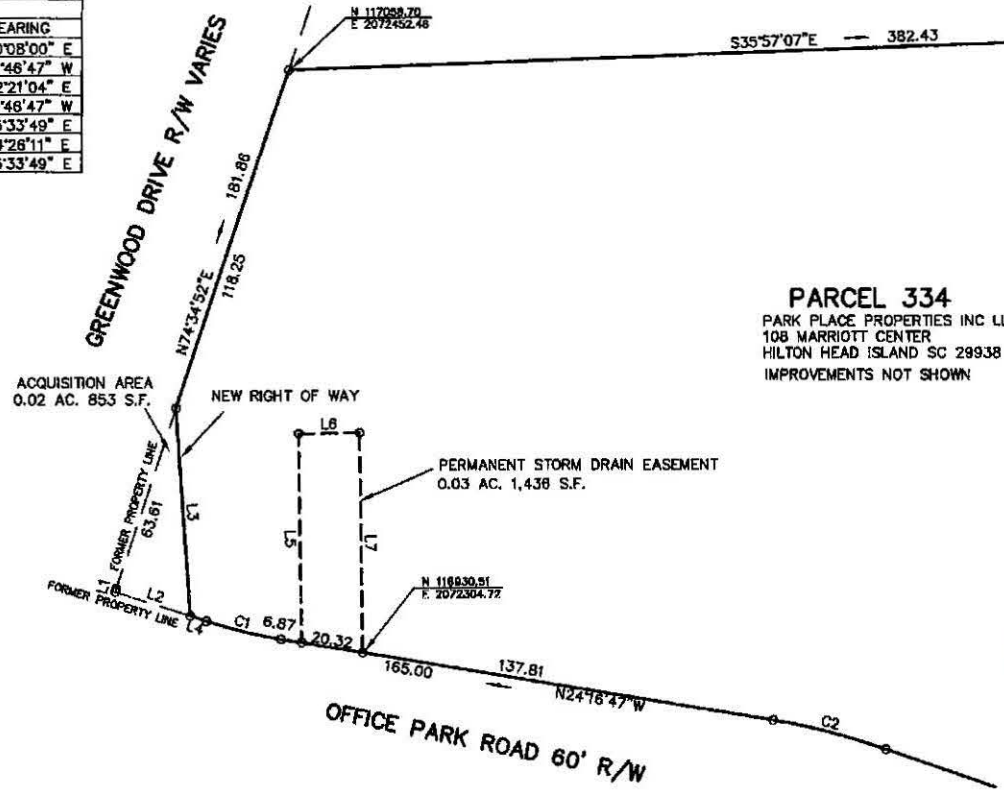
R552 015 000 0003 0000
 TDB REILEY INVESTMENTS LLC
 7-D GREENWOOD DR
 HILTON HEAD ISLAND SC 29928

2/9/17

This plat does not constitute development pursuant to the Town of Hilton Head Island, SC Land Management Ordinance Section:

<input type="checkbox"/> 16-1-104.0.1	<input type="checkbox"/> 16-1-104.0.4
<input checked="" type="checkbox"/> 16-1-104.0.2	<input type="checkbox"/> 16-1-104.0.3
<input type="checkbox"/> 16-1-104.0.3	<input type="checkbox"/> 16-1-104.0.5

Certified By: Smerchie Co
 Title: Platmap Date: 10/19/17



PARCEL 334
 PARK PLACE PROPERTIES INC LLC
 108 MARRIOTT CENTER
 HILTON HEAD ISLAND SC 29938
 IMPROVEMENTS NOT SHOWN

EXHIBIT A

SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

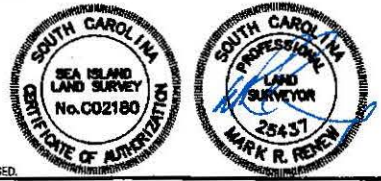
REFERENCE PLAT
 1) ASBUILT SURVEY OF 4.29 ACRES, OFFICE PARK ROAD, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWING: 9/01/2000. RECORDED IN BOOK 80, PAGE 123. ROD, BEAUFORT COUNTY, SC. BY: TERRY G. HATCHELL S.C.R.L.C. # 11059

ADDRESS: 32 OFFICE PARK ROAD
 DISTRICT: 552, MAP: 15, PARCEL: 334
 THIS PROPERTY LIES IN F.E.M.A. ZONEA7 - 14.0'
 COMMUNITY NO. 450250, PANEL: 0013D, DATED: 9/29/86

AREA TABLE	
RIGHT OF WAY ACQUISITION	0.02 AC. 853 S.F.
PERMANENT EASEMENT	0.03 AC. 1,438 S.F.
REMAINDER OF PARCEL 334	4.18 AC. 182,215 S.F.

- 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) BOUNDARY FOR PARCEL 334 NOT SHOWN IN FULL.

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.



RIGHT OF WAY ACQUISITION AND PERMANENT STORM DRAIN EASEMENT OVER:
 TAX PARCEL R552 015 000 0334 0000,
 OFFICE PARK ROAD, HILTON HEAD ISLAND,
 BEAUFORT COUNTY, SOUTH CAROLINA
 PREPARED FOR: PARK PLACE PROPERTIES INC. LLC,
 AND THE TOWN OF HILTON HEAD ISLAND

DATE: 10/12/17 SCALE: 1" = 40'
 GRAPHIC SCALE
 0 40 80 120
SIS Sea Island Land Survey, LLC.
 4D Mathews Court, Hilton Head Island, SC 29926
 Tel: (843) 681-3246 Fax: (843) 689-3871
 E-mail: sis@sprynet.com
 FILE No: 17209 DWG No.: 1-2749

NOT VALID UNLESS EMBOSSED.

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