



Town of Hilton Head Island
Planning Commission Meeting
Wednesday, April 7, 2021 – 9:00 a.m.
AGENDA

In accordance with the Town of Hilton Head Island Municipal Code Section 2-5-15, this meeting is being conducted virtually and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

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. Roll Call

4. Approval of Agenda

5. Approval of Minutes

a. Special Meeting of March 24, 2021

6. Appearance by Citizens

7. Unfinished Business

8. New Business

a. **Public Hearing**

PPR-000344-2021: Application for a Public Project Review (PPR) from Beaufort County to build a passive park at the Ford Shell Ring Preserve. The project includes creating an improved entrance off Squire Pope Road; a gravel parking area for approximately 5 vehicles; a 6 to 8 foot wide earthen pedestrian loop trail; entry and interpretive signage; and retaining the existing emergency and maintenance access from Fuller Pointe Drive. The 6.85-acre property is located at 273 Squire Pope Road, parcel ID R511 003 000 0222 0000. *Presented by Jayme Lopko*

9. Commission Business

10. Chairman's Report

11. Committee Reports

12. Staff Report

- a. Quarterly Report

13. Adjournment

Public comments concerning agenda items can be submitted electronically via the Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at 4:30 p.m. on April 6, 2021. All comments submitted through the portal will be provided to the Commission for review and made part of the official record. Citizens who wish to comment on agenda items during the meeting by phone must contact the Commission Secretary at 843-341-4691 no later than 12:00 p.m. on April 6, 2021.

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



Town of Hilton Head Island
Planning Commission Special Meeting
March 24, 2021 at 3:00 p.m. Virtual Meeting
MEETING MINUTES

Present from the Commission: Chairman Peter Kristian, Vice Chairman Lavon Stevens, Mark O'Neil, Alan Perry, Stephen Alfred, Michael Scanlon, John Campbell

Absent from the Commission: Leslie McGowan (excused), Todd Theodore (excused)

Present from Town Council: David Ames, Tamara Becker, Glenn Stanford, Tom Lennox

Present from Town Staff: Jennifer Ray, Interim Community Development Director; Shawn Colin, Interim Deputy Town Manager; Chris Yates, Building Official; Anne Cyran, Senior Planner; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

1. Call to Order

Chairman Kristian called the meeting to order at 3:00 p.m.

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 Town of Hilton Head Island requirements.

3. Roll Call – See as noted above.

4. Approval of Agenda

Chairman Kristian asked for a motion to approve the agenda. Commissioner Perry moved to approve. Commissioner Alfred seconded. By way of roll call, the motion passed with a vote of 7-0-0.

5. Approval of Minutes

a. Meeting of March 3, 2021

Chairman Kristian asked for a motion to approve the minutes of the March 3, 2021 meeting. Commissioner Perry moved to approve. Vice Chairman Stevens seconded. By way of roll call, the motion passed with a vote of 7-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. There were no comments submitted on the portal for this meeting. Citizens were also provided the option to sign up for public comment participation by phone during the meeting. There were no requests to participate by phone.

7. Unfinished Business - None

8. New Business

- a. Recommendation of Proposed CIP Fiscal Year 2022 Priority Projects to Town Council
– Presented by Jeff Buckalew

(Due to a potential conflict of interest, Mr. Perry recused himself from discussion and voting regarding the Island Recreation Center and Mr. Alfred recused himself from discussion and voting regarding the Arts Center of Coastal Carolina. The required Potential Conflict of Interest forms have been completed and made part of the official record.)

Shawn Colin explained the process used this year for rebuilding the CIP. He stated staff met with the CIP Committee, and with the input provided, the process is being reformatted. Mr. Colin added the changes will result in better tracking regarding individual projects.

Mr. Buckalew presented the proposed CIP Priority Projects as described within the list provided in the agenda packet. Commission Members discussed the projects and the following concerns and recommendations were discussed: time stamping of proposed projects; details regarding the Fire Hydrant program; development of a formula for funds spent on parks as compared to usage; priority of pathway projects; effect of the pandemic on the budget; and suggestions of a five year plan going forward.

Chairman Kristian had to leave the meeting at 3:40 p.m. and therefore turned the meeting over to Vice Chairman Stevens.

After further discussion, Commissioner Alfred moved to approve and recommend the Proposed Priority Projects and Programs for the Fiscal Year 2022 Capital Improvement Program to Town Council for consideration. Commissioner Scanlon seconded. By way of roll call, the motion passed with a vote of 5-0-0. (Commissioner Perry recused regarding Island Recreation Center and Commissioner Alfred recused regarding Arts Center of Coastal Carolina.)

9. Commission Business - None

10. Chairman's Report - None

11. Committee Reports

Vice Chairman Stevens stated the Gullah Geechee Neighborhood Preservation Task Force is scheduled to meet on April 5, 2021.

12. Staff Report

Anne Cyran reported there will be a public project review on the application for Ford Shell Ring Park scheduled for the April 7, 2021 meeting. She added that at this time there are two items for the April 21, 2021 agenda.

13. Adjournment

The meeting was adjourned at 3:53 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: [DATE]



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court, Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT PUBLIC PROJECT REVIEW

Case #	Project Name	Public Hearing Date
PPR-000344-2021	Ford Shell Ring Passive Park	April 7, 2021

Project Location	Applicant
Address: 273 Squire Pope Road Hilton Head Island, SC 29926 Parcel ID: R511 003 000 0222 000	Stefanie Nagid, Passive Parks Manager Beaufort County 100 Ribaut Road Beaufort, SC 29901

Application Summary

Application for a Public Project Review (PPR) from Beaufort County to build a passive park at the Ford Shell Ring Preserve. The project includes creating an improved entrance off Squire Pope Road; a gravel parking area for approximately 5 vehicles; a 6 to 8 foot wide earthen pedestrian loop trail; entry and interpretive signage; and retaining the existing emergency and maintenance access from Fuller Pointe Drive. The 6.85-acre property is located at 273 Squire Pope Road.

Staff Recommendation

Staff recommends the Planning Commission find this application to be **consistent with the Town's Comprehensive Plan** for location, character, and extent based on those Findings of Fact and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background

The 6.8 acre heavily wooded waterfront lot was purchased by the Town of Hilton Head and Beaufort County in 2003 for the purpose of protecting the two approximately 4,000-year old shell rings resting there. The two rings form a figure eight. The smaller ring was constructed approximately 300 years earlier than the larger ring, which is partially superimposed over the older ring.

Beaufort County allocated \$250k in Rural and Critical Lands Preservation bond funds for use toward capital improvements on the Ford Shell Ring property. The anticipated cost for planning for this project is \$50k with the remaining \$200k available for permitting and construction of improvements to the property.

In March of 2021, Town Council approved entering into a Joint Ownership and Operating Agreement with the County for operation and maintenance of the site as a passive park. The County will be responsible for all costs related to the planning and construction or repair of capital improvements on the property. The Town will be responsible for general maintenance including mowing and clearing of the trail and the opening and closing of the gate on the property.

Description of Project

The proposed improvements to the property are minor and contain only pervious materials. The entrance off Squire Pope Road will need to be widened to accommodate two-way traffic, which will include improvements to the existing drainage. The entrance will include a swing gate and a park sign similar in design to existing Town park signs. A small, gravel parking area lined with a split-rail fence will be installed upon entry to the property. A pedestrian access point with an information kiosk will be located at the trailhead near the parking area. There is an existing trail around the Ford Shell Ring that will need vegetation cut back to allow for a 6-foot wide walking trail loop with interpretive and wayfinding signage along the trail.

Location, Character, and Extent

Per Land Management Ordinance Section 16-2-103.Q.4, Public Project Review Standards, in determining whether or not a proposed public project is compatible with the Comprehensive Plan, the Planning Commission shall consider whether the location, character, and extent of the proposed development is consistent with, or conflicts with, the plan’s goals and implementation strategies.

Summary of Facts and Conclusions of Law

Findings of Fact:

1. LMO Appendix D-24, Application Deadlines, requires applications before the Planning Commission to be submitted to the LMO Official 30 calendar days prior to the meeting. The applicant submitted the application for this project on March 3, 2021.
2. LMO Section 16-2-102.E.1, Hearing Scheduling, states that when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specially called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the April 7, 2021 Planning Commission meeting, which is a regularly scheduled meeting of the Commission.
3. LMO Section 16-2-102.E.2, Hearing Notice, requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the April 7, 2021 public hearing was published in the Island Packet on March 21, 2021, which is 17 calendar days before the hearing date.
4. LMO Section 16-2-102.E.2, Hearing Notice, requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land directly contiguous to the proposed project no less than 15 calendar days before the hearing date. The applicant mailed notices of the April 7, 2021 public hearing by first-class mail to such owner(s) of the land on March 19, 2021, which is 19 calendar days before the hearing date.

Conclusions of Law:

1. The application was submitted 35 calendar days prior to the meeting date, in compliance with LMO Appendix D-24.
2. The LMO Official scheduled the public hearing on the application for the April 7, 2021 Planning Commission meeting, in compliance with LMO Section 16-2-102.E.1.
3. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO Section 16-2-102.E.2.
4. The applicant mailed notices of the public hearing to owner(s) of land directly contiguous to the proposed project 19 calendar days before the hearing date, in compliance with LMO Section 16-2-102.E.2.

Summary of Facts and Conclusions of Law

Findings of Fact:

The adopted Comprehensive Plan addresses the location, character, and extent of this project in the Excellence, Environment, Economy, Inclusive, Connected, and Regional Core Values and the goals of the Parks & Recreation Master Plan.

Excellence Core Value

Strategies & Tactics

- 1.5: Foster the preservation and promotion of the rich cultural heritage and historical resources of Hilton Head Island.
- 1.6.1: Set an example for the community by developing and maintaining Town projects and properties in a manner that preserves and enhances Island character.
- 2.2: Encourage increased knowledge and awareness of, and respect for, the local Island and Gullah Geechee history.

Environment Core Value

Strategies & Tactics

- 4.1.3: Continue to preserve and maintain open space, including the improvement and enhancement of existing open space.
- 4.2: Find ways to use Town property to showcase environmental preservation.
- 4.5.1: Enhance, create, and maintain vegetated riparian wetland buffers with viewing corridors and windows.

Economy Core Value

Strategies & Tactics

- 4.1.2: Encourage opportunities for culture and heritage based tourism.

Inclusive Core Value

Goals

- 2: To identify and re-imagine historic places and venues so that they are inviting and accessible.
- 8: To build diversity and provide exceptional quality of life offerings in arts, culture, and recreation.

Strategies & Tactics

- 2.3: Continue installing wayfinding signs and historic markers to identify Island historic sites, historic neighborhoods, important historic events, and to recognize people who contributed significantly to sustaining life on the Island.
- 2.4: Continue establishing educational programs to help residents and visitors of all ages better understand the long, unique history and rich cultural traditions of Hilton Head Island.
- 2.5: Continue to support efforts towards the preservation of historic Island culture, including that of the Gullah Geechee community.
- 2.8: Continue to support arts, culture, and history opportunities that contribute to the unique character of the Island.
- 4.1: Encourage programs and educational experience about preserving the Island's ambiance,

cultural, and natural areas.

- 4.2: Continue to provide equitable access for Island residents and visitors to enjoy the natural Island environment.

Connected Core Value

Goal

- 2: To promote designs for the built environment that capitalize on our natural beauty and community strengths, reinforcing our unique sense of place.

Strategy

- 4.5: Celebrate and promote the Island's rich arts, culture, history, environment, and recreation opportunities.

Regional Core Value

Strategies & Tactics

- 4.3: Partner on land acquisition to preserve open space or serve the needs of the region for parks and recreation.
- 4.3.2: Coordinate conservation of regional environmental assets and plans for natural resource and habitat preservation by acquiring conservation and park land to preserve natural and cultural resources for education, interpretive, and passive recreation uses.

Parks & Recreation Master Plan

Goal

- 3: To celebrate the unique natural amenities and cultural assets of the island through education facilities or programs in public parks.

Strategies

- 3.1: Provide opportunities for natural and cultural education and programs for Island residents and visitors.
- 3.2 Add interpretive signage and interactive outdoor exhibits or public art to enhance the natural and cultural aspects of the area.

Conclusions of Law:

The Comprehensive Plan supports the **location** of the proposed project.

- The proposed project will develop a passive park surrounding an historical resource that will provide equitable access as well as viewing corridors to Skull Creek, in compliance with Tactic 4.5.1 in the Environmental Core Value and Strategy 4.2 in the Inclusive Core Value.
- The proposed project is possible due to the Town and County partnering to acquire the Ford Shell Ring property to preserve this historical resources as well as provide a passive park to utilized for cultural education in compliance with Strategy 4.3 and Tactic 4.3.2 in the Regional Core Value.

The Comprehensive Plan supports the **character** of the proposed project.

- The proposed project will develop Town/County property in a manner that preserves and enhances Island character, in compliance with Tactic 1.6.1 in the Excellence Core value.
- The proposed project will re-imagine Ford Shell Ring to make it inviting and accessible and provide an exceptional quality of life offering in culture, in compliance with Goals 2 and 8 in the Inclusive Core Value.
- The proposed project will allow for the continued support and preservation of the Ford Shell Ring that contributes to the historic Island culture and our unique sense of place, in compliance with Strategies 2.5 and 2.8 in the Inclusive Core Value.
- The proposed project will be designed to capitalize on the natural beauty of the property reinforcing our unique sense of place, in compliance with Goal 2 in the Connected Core Value.

The Comprehensive Plan supports the **extent** of the proposed project.

- The proposed project will preserve and promote Ford Shell Ring as an historical resource and encourage increased knowledge of local Island history, in compliance with Strategies 1.5 and 2.2 in the Excellence Core Value and Strategy 4.5 in the Connected Core Value.
- The proposed project will preserve and enhance open space while showcasing environmental preservation through limited disturbance, dirt trails, and pervious parking and maintaining the wetland buffer with view corridors to Skull Creek, in compliance with Strategy 4.2 and Tactics 4.1.3 and 4.5.1 in the Environment Core Value.
- The proposed project will provide opportunities for culture and heritage tourism by creating access to an additional historic site that was previous inaccessible, in compliance with Tactic 4.1.2 in the Economy Core Value.
- The proposed project will include interpretive signs and historic markers to assist with providing educational programs regarding the Ford Shell Ring property, in compliance with Strategies 2.3, 2.4, and 4.1 in the Inclusive Core Value and Goal 3 and Strategies 3.1 and 3.2 in the Parks & Recreation Master Plan.
- The proposed project will create an opportunity for the Town and County to partner with the Hilton Head Chapter of the Archaeological Society of South Carolina to provide educational programs about preserving the Island's cultural and natural assets and gaining a better understanding of our unique history, in compliance with Strategies 2.4 and 4.1 in the Inclusive Core Value and Goal 3 and Strategy 3.1 in the Parks and Recreation Master Plan.

LMO Official Determination

The LMO Official determines this application is **compatible with the Comprehensive Plan** for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion

Per LMO Section 16-2-103.Q.4, Public Project Review Standards, the Planning Commission's role is to determine whether the application is compatible or is not compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

JL

Jayme Lopko, AICP
Senior Planner

March 24, 2021

DATE

REVIEWED BY:

AC

Anne Cyran, AICP
Senior Planner & PC Coordinator

March 24, 2021

DATE

JBR

Jennifer B. Ray, ASLA
Interim Community Development Director

March 26, 2021

DATE

ATTACHMENTS:

- A) Applicant's Narrative
- B) Conceptual Map

Ford Shell Ring Preserve Project Narrative

Submitted To: Town of Hilton Head Island Community Development Department

Submitted From: Stefanie M. Nagid, Beaufort County Passive Parks Manager

Submittal Date: March 3, 2021

RE: Public Project Review (PPR) Submission for Planning Commission approval of the Ford Shell Ring Preserve Conceptual Plan

Project Need

The Ford Shell Ring Preserve, located at 273 Squire Pope Road on Hilton Head Island, was jointly purchased by Beaufort County and the Town of Hilton Head in 2003 through the Rural and Critical Lands Preservation Program. At the time of acquisition, an Inter-Governmental Agreement (IGA) was executed between the County and the Town (see attached). The IGA states that the “intended use of the [property] is for a passive park and open space, development of interpretive displays regarding the shell ring and structure, and possible future development of a boat ramp or other public access to the water”. The proposed development exactly fits the original intended use of the property.

Neighborhood Compatibility

The proposed development is similar to the other passive parks in the immediate vicinity, which include Green’s Shell Park located off of Squire Pope Road just south of the property and Jarvis Creek Park located off of Hwy 278. The property will remain forested and park amenity standards will be consistent with the other nearby park properties.

Proposed Development

The proposed development on Ford Shell Ring Preserve will include the following:

- An improved entrance off of Squire Pope Road with new culvert and asphalt driveway/apron to accommodate two-way traffic into and out of the property
- An entrance sign in the same form and style as the entrance sign at Green’s Shell Park
- A swing pipe gate of black coated steel
- A gravel parking area for 5 spaces surrounded by a split rail fence
- A pedestrian trail head entrance with park rules and site map sign
- A 6-8 foot wide earthen loop trail for pedestrian access only
- An interpretive sign on the trail in the general vicinity of the shell ring
- An emergency/maintenance access swing gate and fencing

Beaufort County Council has approved funding for the planning and construction of the proposed development and the County will be responsible for all costs related to such.

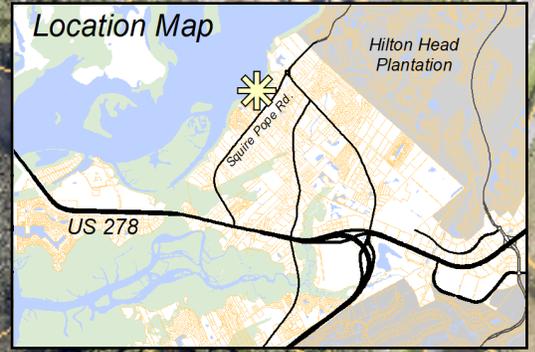
The County and the Town have agreed to enter into a new Joint Ownership and Operating Agreement, which will detail the respective ownership, management and maintenance of the property and supersede the 2003 IGA. Generally, the County will be responsible for repair of the capital improvements and the Town will be responsible for the general maintenance of mowing, trail clearing and gate opening/closing.

The property will be open to the public Monday through Sunday from dawn to dusk.

There will be no utilities on the property.

The Hilton Head Chapter of the Archaeological Society of South Carolina has agreed to conduct litter collection events and provide interpretive tours of the property.

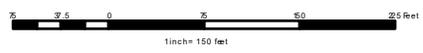
Skull Creek



Squire Pope Road

Legend

- - - Shell Ring Area
- ★ Signage
- - - Pedestrian Access
- - - Parking Area - Gravel
- - - Emergency Vehicular Access



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TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
FROM: Anne Cyran, AICP, *Senior Planner & PC Coordinator*
DATE: March 25, 2021
SUBJECT: Planning Commission Quarterly Report: January – March 2021

The March 17, 2021 regular meeting was cancelled. A special meeting was held on March 24, 2021.

Recommendation of Proposed CIP Fiscal Year 2022 Priority Projects

On March 25, 2021, the Commission voted 5-0-0 to approve and recommend to Town Council the Proposed CIP Fiscal Year 2022 Priority Projects.

Land Management Ordinance (LMO) Amendments

Workforce Housing: Bonus Density

Review and recommendation on Workforce Housing LMO Amendments to create a bonus density incentive for the Workforce Housing Program.

On January 6, 2021, the Planning Commission voted 9-0-0 to forward the proposed Workforce Housing LMO Amendments related to bonus density to Town Council with a recommendation of approval.

On February 3, 2021, the Planning Commission voted 8-0-0 to recommend to Town Council the Workforce Housing LMO Amendments, with the changes made by Town Council, move forward for second reading and adoption.

Flood Zone Standards and Building Height Measurements

Request from the Town of Hilton Head Island to amend Chapters 5 and 10 of the Land Management Ordinance to modify the flood zone standards for consistency with the March 23, 2021 Flood Insurance Rate Maps and to modify the rule of measurement for the calculation of building height from the base flood elevation to the mean sea level.

On February 17, 2021, the Planning Commission voted 9-0-0 to forward the proposed amendments to Town Council with a recommendation of approval and that they seriously consider the 14' plus 1' concept.

On March 3, 2021, the Planning Commission voted 6-2-0 to approve the Public Planning Committee's recommendation in support of the staff recommendation to Town Council regarding the proposed Flood Zone Standards LMO Amendments and Flood Damage Controls Municipal Code Amendments.

Traffic Monitoring & Evaluation Report

On February 3, 2021, Darrin Shoemaker, Traffic & Transportation Engineer, presented the 2020 Traffic Monitoring & Evaluation Report.

The Planning Commission voted 8-0-0 to recommend forwarding comments to Town Council regarding: the Commission’s preference to the SCDOT Alternative A solution to the traffic issues at William Hilton Parkway with Squire Pope Road and Chamberlin Drive; a request to include safety statistics in the Annual Traffic Report required by the LMO; and a suggestion to conduct a traffic count in July after the removal of the toll at the Cross Island bridge.

Zoning Map Amendments (ZMAs)

ZA-002487-2020, 30 Folly Field Road

A request from the Town to amend the Official Zoning Map to amend the Official Zoning Map to rezone a Town-owned property from Resort Development (RD) to Parks and Recreation (PR). The subject property is located at 30 Folly Field Road, parcel ID R511 009 000 1196 0000. On January 20, 2021, the Planning Commission voted 8-0-0 to recommend approval of the application to Town Council.

ZA-002584-2020, Former Sam’s Club

A request from Josh K. Tiller of J.K. Tiller Associates to amend the Official Zoning Map to rezone the former Sam’s Club property from Community Commercial (CC) to Light Commercial (LC). The subject property is located at 95 Mathews Drive, parcel ID R511 008 000 192A 0000. On January 20, 2021, the Planning Commission voted 7-0-0 to recommend approval of the application to Town Council.

Subdivision (SUB) Applications

Subdivision Applications	Status
SUB-000430-2021, 13 Jacana Street Minor subdivision of a 0.5-acre parcel into two lots.	Applied on February 26, 2021 Under Review

Committees & Task Force

CIP Committee	
February 24, 2021	Update on Fiscal Year 2021 program; Fiscal Year 2022 – Development of Priority Projects List; Source Document Discussion.
March 11, 2021	Review of Candidate Project List; Discussion and Recommendation of Priority Projects for FY2022 CIP Consideration; Proposed Future Meetings/Schedule and Work Effort for the CIP Committee

LMO Committee
The January 20, February 17, March 8, and March 17, 2021 meetings were cancelled.

Gullah-Geechee Land & Cultural Preservation Task Force

Planning Commission Quarterly Report: January – March 2021

March 25, 2021

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February 1, 2021	Review Progress and Next Steps for HNOD LMO Amendments; Next Top Priority Projects; Delinquent Property Taxes for 2021
March 1, 2021	Review Progress and Next Steps for HNOD LMO Amendments; Case Studies; Identification of Heirs Property; Property Taxes

Capital Improvement Projects

Roadway & Pathway Improvements	Status
Summit Drive Realignment and Improvements	On hold.
Arrow Road Resurfacing (Signe's to Bristol Park) and Add Right Turn Lane at Palmetto Bay Road	Under review.
Shelter Cove Pathway and Parking Enhancements <ul style="list-style-type: none"> • 53 new parking spaces across from BCSO. • Pathways along Shelter Cove Lane from US 278 to Veterans Memorial • New boardwalk along Broad Creek marsh. • New bollard lighting. 	<ul style="list-style-type: none"> • Bid in March • Complete in summer
Decorative Traffic Signal Mast Arms at William Hilton Parkway and Gum Tree Road	<ul style="list-style-type: none"> • Received bids • Projected completion: May
William Hilton Parkway and Automobile Place Intersection Modifications and Pathway Enhancements Study <ul style="list-style-type: none"> • Remove driveways on William Hilton Parkway • Realign pathway as needed • Remove concrete from site • Study pathway from Beach City Road to Dillon Road 	Under review.
Dirt Road Paving: Pine Field Road	Researching titles and requesting right-of-way donations.
Dirt Road Paving: Mitchelville Lane	Researching titles and requesting right-of-way donations.

Existing Facility Improvements	Status
Cordillo Tennis Courts Redevelopment, Phase 2	<ul style="list-style-type: none"> • Under construction • Projected completion: May 2021
Fire Station #2 (Sea Pines)	<ul style="list-style-type: none"> • Under construction • Projected completion: May 2021
Town Hall Building D Renovations	<ul style="list-style-type: none"> • Complete
Islander's Beach Park Gazebo	<ul style="list-style-type: none"> • Under design • Projected completion: August 2021
Crossings Park Restroom	<ul style="list-style-type: none"> • Complete

New Facilities and Infrastructure	Status
F&R Computer Systems Upgrades	Ongoing.

Beach Management & Monitoring	Status
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Physical and Biological Monitoring	Ongoing.
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