



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, December 19, 2018 – 3:00 p.m.
Benjamin M. Racusin Council Chambers
AGENDA**

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

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes** – Meeting of December 5, 2018
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
- 9. New Business**
- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Report**
 - a. LMO Committee/Electric Go Karts – *Presented by Teri Lewis*
- 13. Staff Report**
 - a. Update on Circle to Circle Committee & Ad Hoc Committee Recommendations – *Presented by Shawn Colin*
- 14. Adjournment**

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

TOWN OF HILTON HEAD ISLAND
Planning Commission
Minutes of the December 5, 2018 – 9:00 a.m. Regular Meeting
Benjamin M. Racusin Council Chambers

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Judd Carstens, Leslie McGowan, Glenn Stanford, Caroline McVitty, Lavon Stevens, Michael Scanlon

Commissioners Excused: Todd Theodore

Town Staff Present: Teri Lewis, LMO Administrator; Joheida Fister, Fire Marshal; Ricardo Franco, Addressing Technician; Brian Hulbert, Staff Attorney; Jayme Lopko, Senior Planner; Anne Cyran, Senior Planner; Taylor Ladd, Senior Planner; Eileen Wilson, Senior Administrative Assistant

1. Call to Order

Chairman Brown called the meeting to order at 9:00 a.m.

2. Pledge of Allegiance to the Flag

3. Roll Call

4. Freedom of Information Act 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.

5. Approval of Agenda

The agenda was approved as presented.

6. Approval of Minutes – Special Meeting of November 15, 2018

Commissioner Stanford moved to approve the minutes of the November 15, 2018 Special Meeting as submitted. Commissioner Scanlon seconded. The motion passed unanimously.

7. Appearance by Citizens on Items Unrelated to Today's Agenda

Patsy Brison from the South Forest Beach area stated that she spoke at the Planning Commission's last meeting and asked the Commission to consider an ordinance amendment regarding the new buildings in the South Forest Beach area and their gross size. She urged the Planning Commission to move forward with this.

Ms. Brison inquired as to the status of the Town Council workshop agenda for next week.

She said she hopes the Planning Commission has a wish list for the Town Council workshop.

Ms. Brison made the following suggestions:

1. To do something about the large buildings in the Resort Development District.
2. Include whatever concerns you have about land management on the Island.
3. A moratorium per South Carolina statute 6-1-110. Now is the time to do it before more growth happens that we do not want to happen.

8. Unfinished Business – None

9. New Business

- a. **STDV-2431-2018** – Jeff Wiggins, a representative of K Hovnanian Homes, proposes to name a new street Hammock Breeze Way. This street will serve Hammock Breeze, a new 39 lot subdivision.

Mr. Franco presented the application described in the Staff Report as provided in the Commission's packet. Staff recommends the Planning Commission approve the Hammock Breeze Way street name application based on the criteria outlined in Land Management Ordinance (LMO) Section 16-2-103.O.4 and enclosed in the Staff Report.

Mr. Franco explained the words *hammock* and *breeze* are both theme appropriate terms in relation to Hilton Head Island. *Hammock* refers to the stands of trees that are prevalent near Hilton Head Island and the southeastern United States. *Breeze* refers to the prevailing easterly winds off of the Atlantic Ocean that are common to the Island.

The Commissioners discussed the application, including: the repetition of Hammock in the names Hammock Way and Hammock Court will be confusing for delivery companies and emergency personnel; that the applicant submitted alternative street names, including Talon Court instead of Hammock Court; and that Hammock Breeze doesn't reflect the history of the area; that the community needs to preserve the historic culture of the area.

Chairman Brown opened the meeting for public comments and none were received.

Vice Chairman Kristian moved to approve the street name Hammock Breeze Way based on the criteria outlined in the LMO Section 16-2-103.O.4 and enclosed in the Staff Report. Commissioner Stanford seconded. The motion passed with a vote of 6-2-0. (Commissioners Stevens and McVitty were opposed).

- b. **STDV-2433-2018** – Jeff Wiggins, a representative of K Hovnanian Homes, proposes to name a new street Hammock Breeze Court. This street will serve Hammock Breeze, a new 39 lot subdivision.

Mr. Franco presented the application described in the Staff Report as provided in the Commission's packet. Staff recommends the Planning Commission approve the Hammock Breeze Court street name application based on the criteria outlined in LMO Section 16-2-103.O.4 and enclosed in the Staff Report.

Vice Chairman Kristian made a motion to approve the street name of Talon Court based on the criteria outlined in LMO Section 16-2-103.O.4 and enclosed in the Staff Report. Commissioner Stanford seconded. The motion passed with a vote of 5-3-0. (Commissioners Stevens, McVitty, and Scanlon were opposed).

Vice Chairman Kristian suggested staff work with developers to use more historically significant street names to preserve the culture.

c. Public Hearing

LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 4 and 10 of the Land Management Ordinance (LMO) to revise the following sections:

Section 16-4-102.B.1.c: Permits property owners to temporarily occupy a recreational vehicle while building or renovating a single-family structure on the same property.

Section 16-10-105: Eliminates the prohibition on occupancy of a recreational vehicle outside of a Recreational Vehicle Park from the Recreational Vehicle definition.

Ms. Lewis presented this item to the Commissioners stating this amendment is to create relief for property owners wishing to temporarily occupy recreational vehicles while building or renovating single-family homes. Ms. Lewis stated these amendments were drafted as a result of discussions with individuals that seek to build a home on a property to replace a substandard residence while still allowing the resident to remain on the site. Ms. Lewis explained what text would be added and what would be removed to these drafted amendments.

Discussion among the Commissioners included: the definition of an active building permit; extending the limit of the building permit; RVs are only allowed in RV parks at this time; the definition of specifications of an RV; changing the language and location of RV in the LMO; enforcement issues; and that Commissioners are sympathetic as to the reason behind this proposed amendment, but that as written this amendment leaves it open to interpretation and abuse.

Chairman Brown opened the meeting for public comments and the following were received:

Mr. Taiwan Scott stated temporarily living in RVs has been an issue in the Gullah community for a long time. Family members drive their RVs to the Island to spend a week or a summer on their property. It is very questionable that the Town doesn't allow people to live in an RV unless it is in an RV park, but the LMO currently allows people to live in tents on their property. RVs should be allowed within the Gullah communities.

Mr. Chester Williams stated he is sympathetic to the purpose of the amendments, but it needs more thinking through. As this is written, it can have very unexpected consequences. Mr. Williams offered to help draft language to get to the end result without opening a Pandora's Box.

Mr. Neil Turner, owner of the north-end RV resort, stated there is a lot more involved with RVs, including sewage, electrical, disposal, and the size of RVs when they are fully opened and installed.

Chairman Brown stated as a Town, processes are put in place for a reason. This item hasn't been vetted enough to make a qualified decision. These amendments should go back to the LMO Committee.

Commissioner Stanford made a motion that the RV amendments be referred to the LMO Committee for revisions. Vice Chairman Kristian seconded. The motion passed unanimously.

10. Commission Business – None

11. Chairman’s Report – None

12. Committee Reports

Commissioner Stanford said the CIP Committee has no report. Chairman Brown asked Commissioner Stanford to keep the topic of safety at crosswalks on Hilton Head Island as a priority. Commissioner Stanford said the CIP Committee is giving high priority to safety along US 278 and at US 278 pedestrian and bicycle crossings, especially for children boarding and exiting school buses in the area near The Oaks and Station One.

Vice Chairman Kristian stated the LMO Committee has met and will be bringing some items to the Planning Commission in January. Vice Chairman Kristian will work with staff to schedule an LMO Committee meeting for the end of this month.

Commissioner Carstens reported the Comprehensive Plan Committee is discussing the next steps for the Vision with staff, and how the Vision corresponds with the Comprehensive Plan.

Commissioner Stevens reported the next Gullah-Geechee Land & Cultural Preservation Task Force is on December 17th and they hope to receive an update on the Historic Neighborhoods Preservation Administrator position. The consultant’s report should be complete by the end of March.

Chairman Brown asked about the agenda for the Town Council workshop next week. Mr. Brian Hulbert stated it is not finalized yet but should be ready to distribute by this Friday. Town staff will forward a copy to the Planning Commission when it is finalized.

13. Staff Reports

- a. Update on Fire Hydrant Expansion Project.** Fire Marshal Joheida Fister reported the Town’s Fiscal Year 2019 budget included \$50,000 to cost-share with the Hilton Head Public Service District to install eight new fire hydrants, which serve homes located more than 1,000 feet from a hydrant. Ms. Fister displayed maps showing where each hydrant is located.

The Commission discussed the Hold Harmless Agreement form that is signed by a homeowner who knowingly builds or places a house farther than 1,000 feet from a fire hydrant. The location of that home is added to a list for future hydrant installation.

Vice Chairman Kristian clarified that these hydrants are paid by the general public, whereas other homeowners on the island must pay for hydrants in their community.

Ms. Cyran informed the Commission their next meeting will be December 19th. At that meeting there will be a Circle to Circle update per the Commission’s request. Ms. Cyran reported there is an Affordable Workforce Housing survey on the Town’s website. Ms. Cyran said she would provide the Commission with the agenda for the Town Council Workshop as soon as it is finalized. Ms. Cyran said she will research ways to ensure developers consider historic names for new streets in Gullah neighborhoods.

Vice Chairman Kristian respectfully requested that the Planning Commission participate in

the Affordable Workforce Housing process; all of the Commissioners agreed.

14. Adjournment

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

Submitted by: Eileen Wilson, Secretary

Approved:

Alex Brown, Chairman

DRAFT



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
VIA: Shawn Colin, AICP, *Acting Director of Community Development*
FROM: Teri B. Lewis, AICP, *LMO Official*
DATE: December 12, 2018
SUBJECT: LMO Amendment to add electric go karts as an Outdoor Recreation use in the WMU Zoning District

Recommendation

Staff recommends the Planning Commission advise the LMO Committee regarding whether or not an amendment to allow electric go karts as an Outdoor Recreation use in the Waterfront Mixed Use (WMU) Zoning District should be pursued.

Summary

The Land Management Ordinance (LMO) only permits go karts as an Indoor Recreation Use. The Planning Commission received a request to amend the LMO to allow electric go karts as an Outdoor Recreation use, specifically in the WMU Zoning District.

Background

At the October 3rd Planning Commission meeting, Roger Freedman, the owner of Broad Creek Marina and ZipLine Hilton Head, told the Commission that he wants to build an outdoor electric go kart track at ZipLine Hilton Head, which is located in the WMU Zoning District. He requested that the Planning Commission consider an amendment to the LMO to allow electric go karts as an Outdoor Recreation use in the WMU Zoning District. Planning Commission asked the LMO Committee to discuss the proposal.

The LMO Committee met on October 30th and discussed the proposed amendment, including: what the difference in decibel levels is between gas and electric go karts; whether there is evidence that go karts would positively benefit the Island; that trees and wildlife habitat would be negatively affected by the construction of an electric go kart track; noise from the participants; that allowing electric go karts will make the Island more like carnival-like; and if there are environmental studies regarding the effects of asphalt near wetlands.

Following the discussion, the LMO Committee decided to ask the Planning Commission to add a discussion about allowing electric go karts to a future meeting to allow more input about the issue.

Attachments

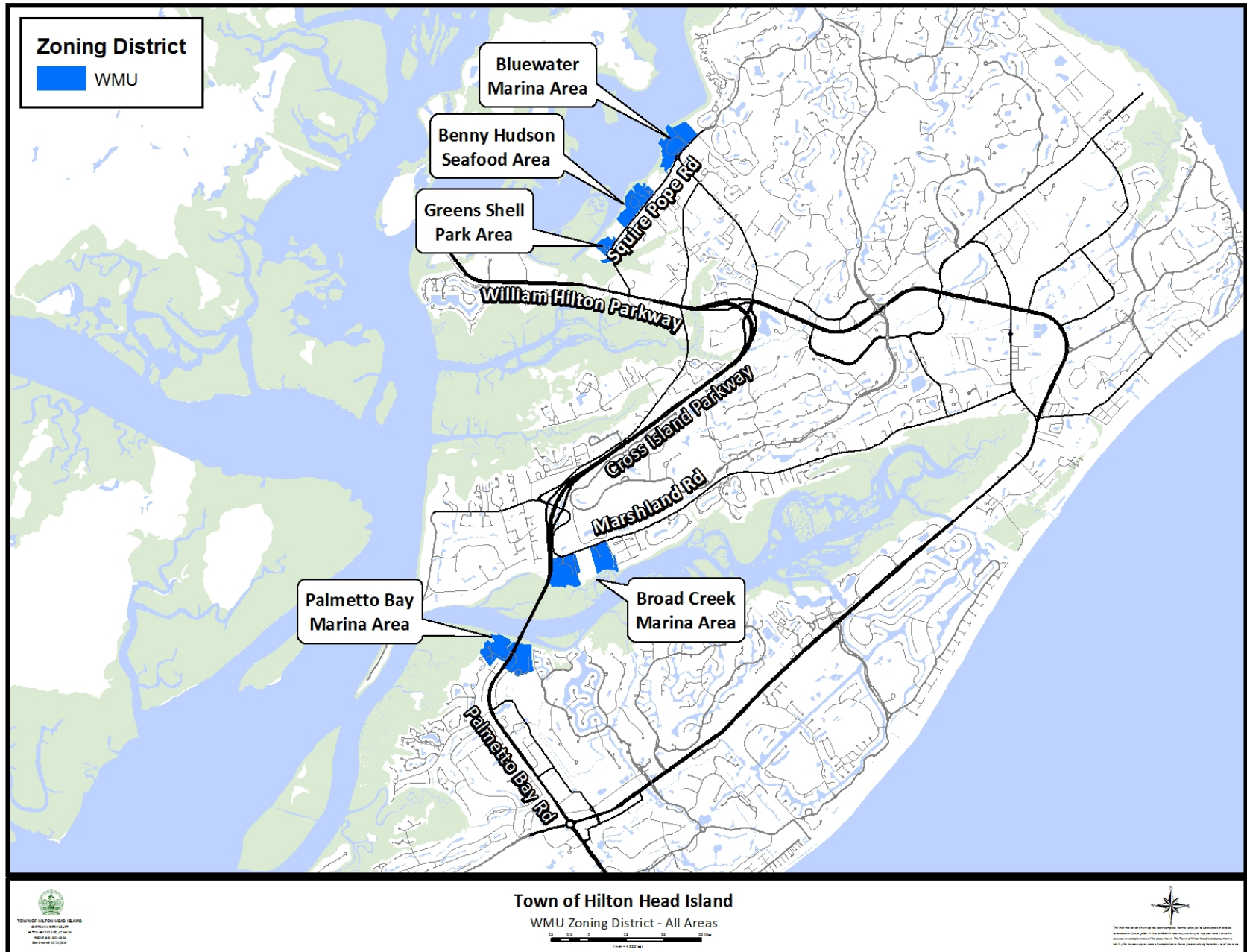
- A. WMU Zoning District Maps
- B. Related Sections of the LMO
- C. Comparative Examples of Noise Levels
- D. PowerPoint Presentation from Roger Freedman

Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment A, Page 1



Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment A, Page 2

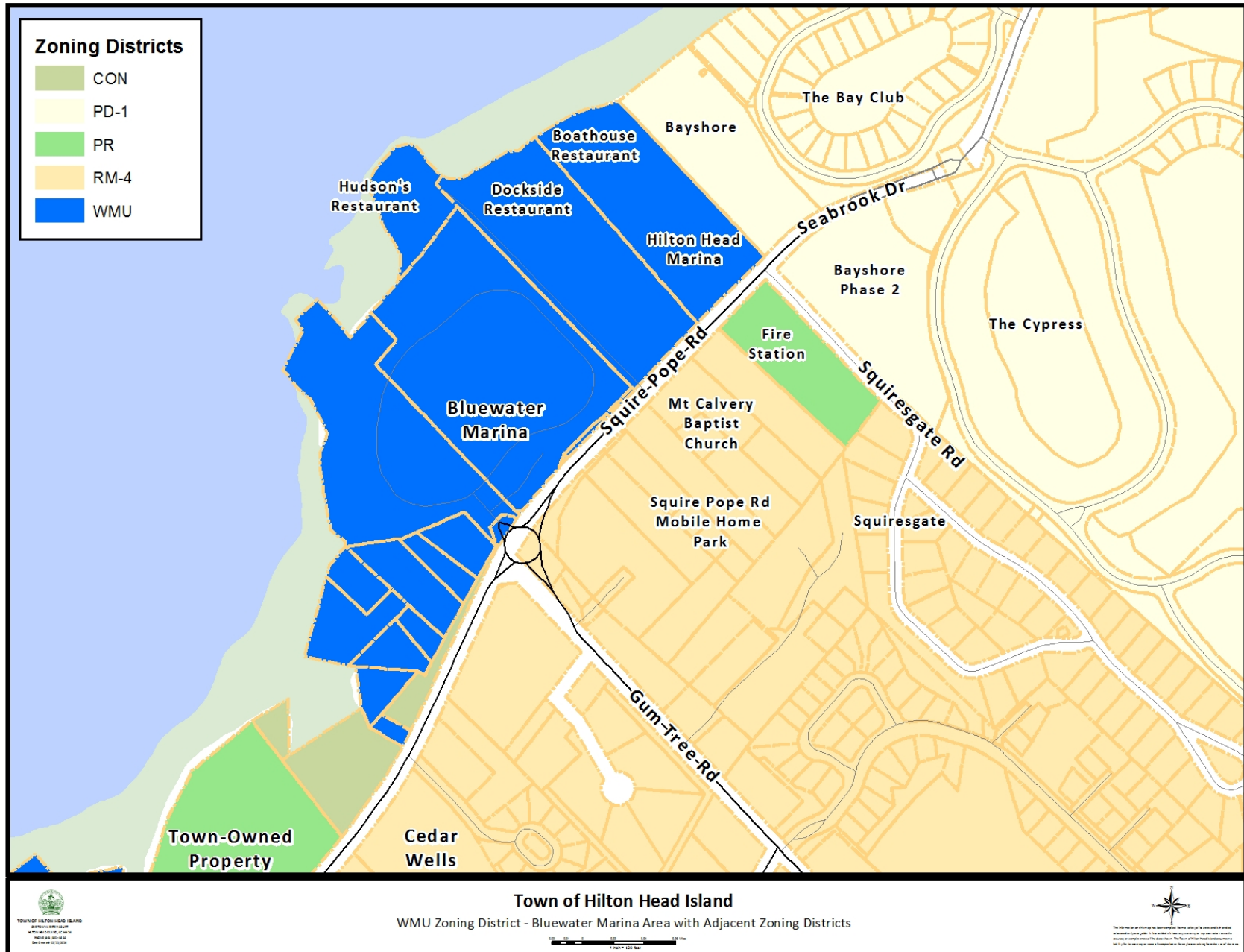


Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment A, Page 3



Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment A, Page 4



Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment A, Page 5

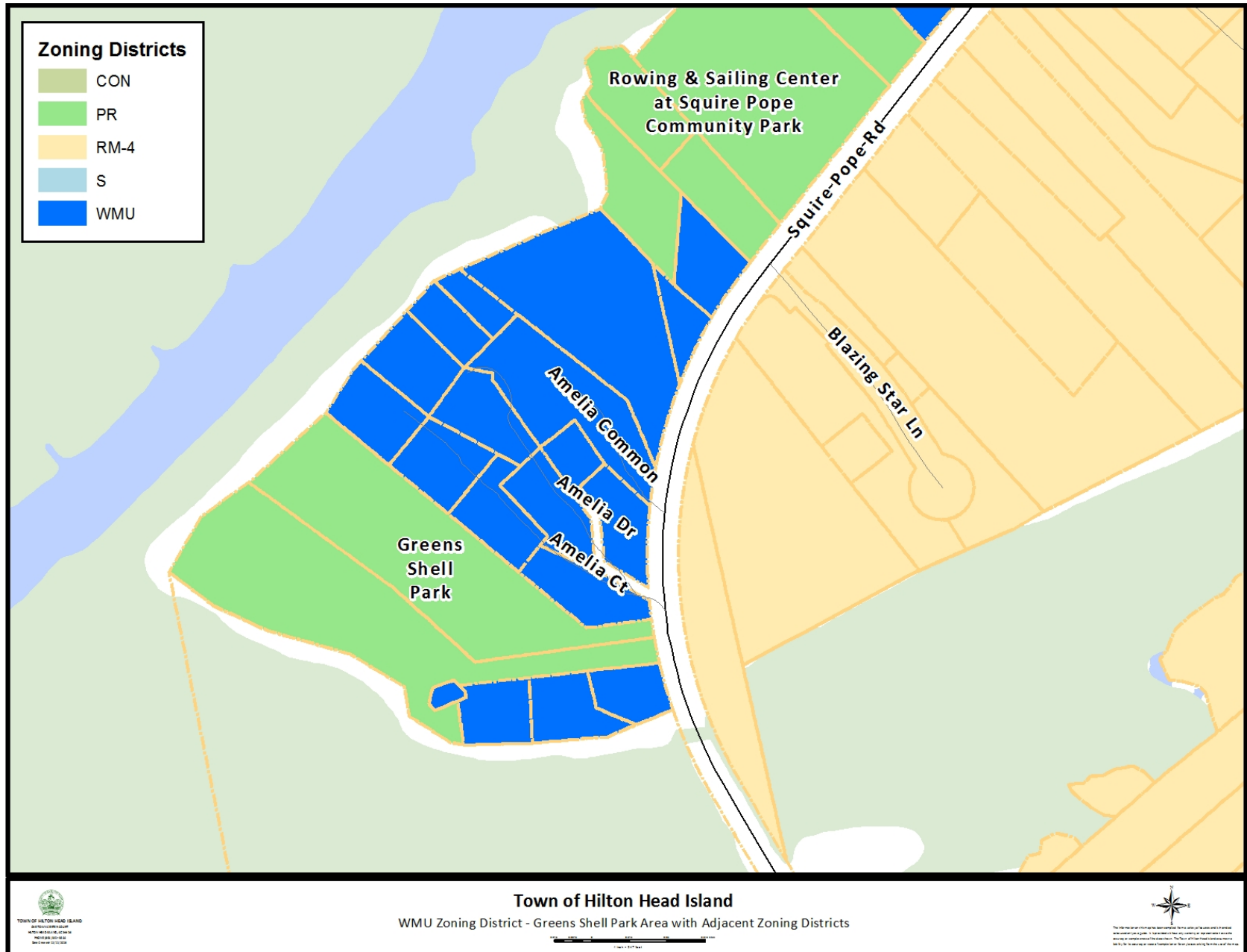


Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment A, Page 7



Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment A, Page 8

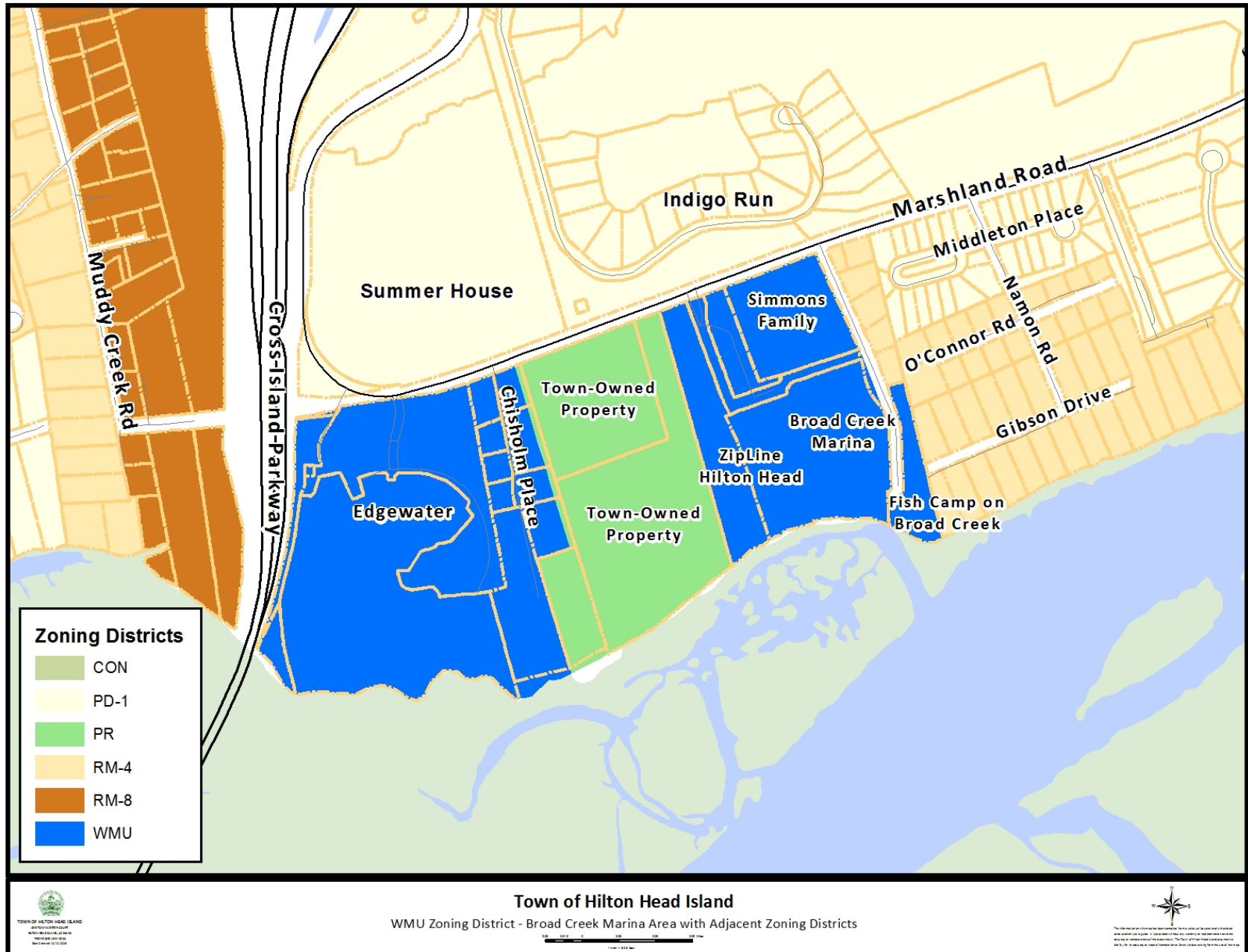


Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment A, Page 9



Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment A, Page 10

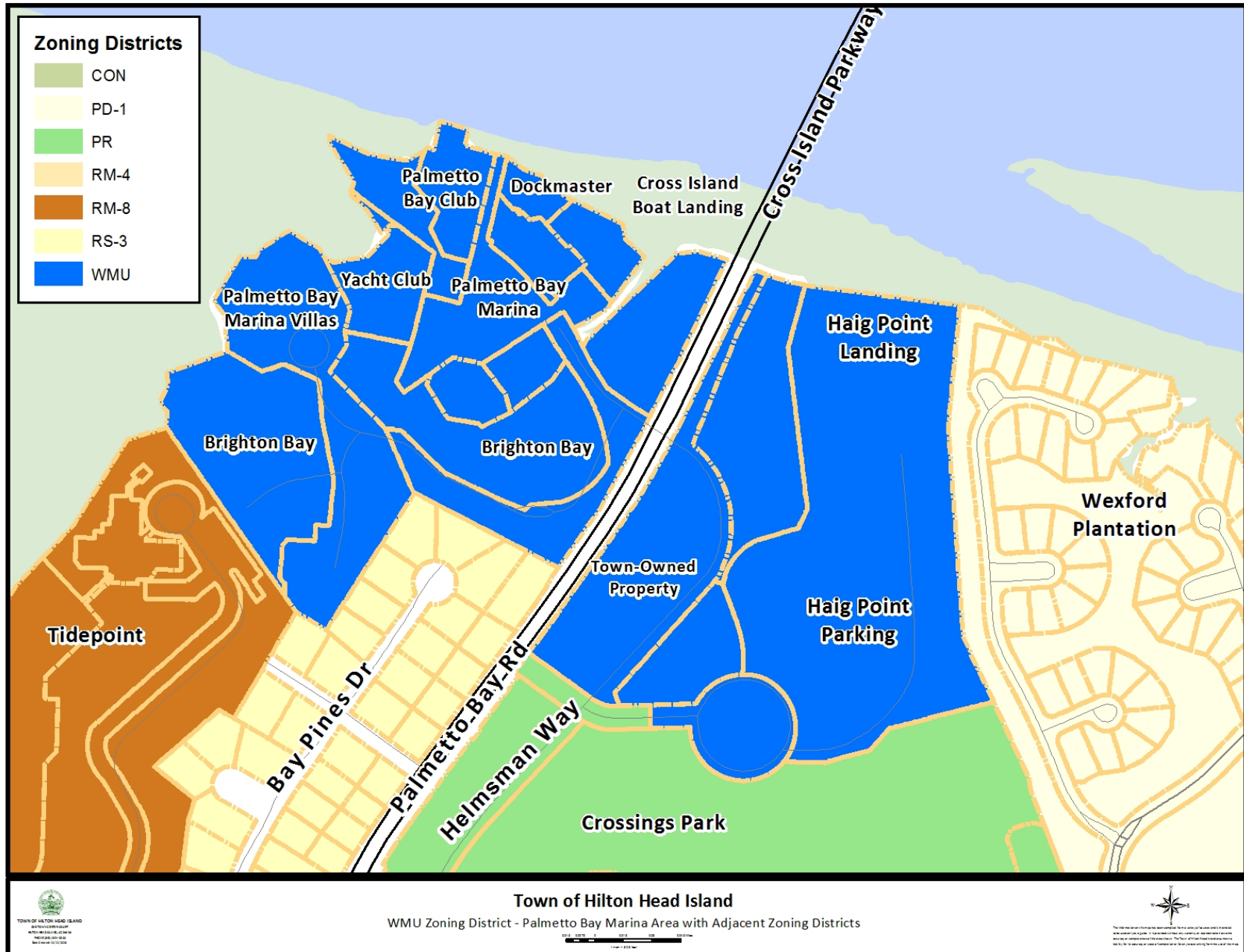


Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment A, Page 11



Land Management Ordinance (LMO)

Section 16-10-103. – Use Classifications, Use Types, and Definitions

E. Commercial Recreation Uses

1. Description

Commercial Recreational *Uses* involve providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members. There are two types of Commercial Recreation *uses*: indoor commercial recreation and outdoor commercial recreation. These *uses* do not include banquet halls that are accessory to a *hotel*, restaurants (considered an *Eating Establishment use*), or recreational facilities that are accessory to a *community service use* or *religious institution use*, or *uses* reserved for use by a particular residential *development's* residents and their guests (and thus considered accessory to the Residential *Use*). *Accessory uses* may include offices, concessions, snack bars, and *maintenance* facilities.

2. Use Types and Definitions

Indoor Commercial Recreation

An establishment that offers entertainment activities, events, or attractions to the general public on a commercial or fee basis. Indoor commercial recreation *uses* include: movie theaters, stage theaters, auditoriums, amusement and electronic game arcades (video games, pinball, etc.), pool or billiard tables, theme or amusement parks, boardwalks, midway type attractions such as rides, bumper cars, **go-cart tracks**, game booths, bowling alleys, pool halls, dance studios and dance halls, indoor firing ranges, health clubs and spas, indoor tennis and *swimming pools*, and indoor archery ranges.

Outdoor Commercial Recreation Other than a Water Park

An establishment that offers entertainment and recreation activities, events, or attractions to the general public, outdoors, on a commercial or fee basis. Outdoor commercial recreation *uses* include golf courses; driving ranges; miniature golf courses; zip line courses, and active sports complexes with such *uses* as tennis courts, ball fields and basketball courts; and facilities that are available for the benefit of spectators like stadiums, amphitheaters, and band shells. This *use* does not include *Water Parks*.

Water Park

A type of *outdoor commercial recreation use* that includes water slides, wave pools, and *swimming pools* and is open to the general public on a commercial basis. *Accessory uses* may include food and beverage concessions, parking, and *maintenance* facilities.

Note: Words and phrases in bold and italics are emphasized because they are defined in the LMO.

Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment B, Page 2

Table 16-4-102.A.6. – Principal Use Table													
P = Permitted by Right	PC = Permitted Subject to Use-Specific Conditions					SE = Allowed as a Special Exception				Blank Cell = Prohibited			
Use Classification/ Use Type	Mixed-Use and Business Districts*												
	CR	SP C	CC	MS	WMU	S	MF	MV	NC	LC	RD	MED	IL
Indoor Commercial Recreation Uses	P	P		P	P	PC	P	P		P	P		
Outdoor Commercial Recreation Uses Other than Water Parks	PC				PC			PC		PC	PC		

*Indoor and Outdoor Commercial Recreation Uses are only permitted in Mixed-Use and Business Districts.

Section 16-4-102.B.5.a. – Use Specific Conditions for Indoor Commercial Recreation Uses

The site of an *indoor commercial recreation use* in the S District shall not have direct vehicular *access* to a major arterial.

Section 16-4-102.B.5.b. – Use Specific Conditions for Outdoor Commercial Recreation Uses other than Water Parks

The site of an *outdoor commercial recreation use* shall have direct vehicular *access* to a minor arterial in accordance with Sec. 16-5-105.B, Street Hierarchy.

Table 16-5-105.B: Designated Arterials	
Major Arterials	Cross Island Parkway
	Palmetto Bay Road
	Pope Avenue
	US Route 278 (William Hilton Parkway), include Sea Pines Circle
Minor Arterials	Arrow Road
	Beach City Road
	Cordillo Parkway
	Dillon Road
	Folly Field Road
	Gardner Drive
	Greenwood Drive (to Sea Pines gate)
	Gum Tree Road
	Leg O' Mutton Road
	Main Street
	Marshland Road
Mathews Drive	
New Orleans Road	
North Forest Beach Drive (Coligny Circle to Avocet Street)	
Pembroke Drive	
South Forest Beach Drive (Coligny Circle to Alder Lane)	
Spanish Wells Road	
Union Cemetery Road	
Wild Horse Road	

Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment C, Page 1

COMPARATIVE EXAMPLES OF NOISE LEVELS

Decibel (dB) Level	Source	Decibel Effect
150	Jet take-off at 80 ft.	Eardrum rupture
140	Aircraft carrier deck	
130	Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft.	
120	Thunderclap; Chain saw	
110	Auto horn at 3 ft.; Live rock music (108 - 114 dB)	16 times as loud as 70 dB Average human pain threshold
100	Outboard motor; Motorcycle; Jackhammer; Garbage truck	
90	Power mower (96 dB); Motorcycle at 25 ft. (90 dB)	4 times as loud as 70 dB
80	Garbage disposal; Dishwasher; Freight train at 50 ft.	
70	Passenger car at 65 mph at 25 ft. (77 dB); Living room music (76 dB); Vacuum cleaner (70 dB)	Arbitrary base of comparison
60	Conversation in restaurant; Office; Air conditioning unit at 100 ft.	
50	Quiet suburb; Conversation at home	One-fourth as loud as 70 dB
40	Library; Bird calls (44 dB)	
30	Quiet rural area	
20	Whisper; Rustling leaves	
10	Breathing	Barely audible

Source: IAC Acoustics, <http://www.industrialnoisecontrol.com/comparative-noise-examples.htm>

Outdoor Electric Go Karts at 33 Broad Creek Marina Way

Electric Go Karts

- Minimal Environmental Impact
- Minimal Noise
- Excessive Fun!



Go Karting

- Nearly 35 million Americans participate in Go Karting every year
- Innovation of Electric Go Karts has eliminated fumes, reduced noise levels, and led to a karting explosion across the globe
- Adults, kids, birthday parties, corporate events, and team building experience
- Helps kids build confidence, focus, improves basic motor skills and reflexes, while having fun behind the wheel

Decibel Level Observed at 25 ft



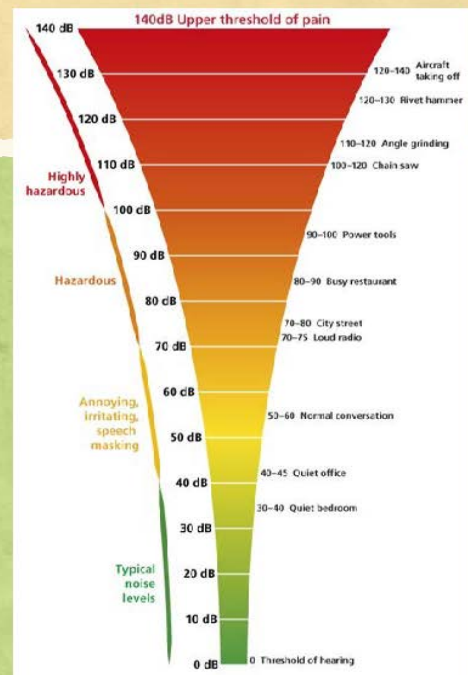
Noise Levels at Current Location

- Ambient levels between 40-50
- Road front of passing traffic between 70-80 dB on Marshland Rd.
- Highest observed level of cars or trucks passing on roadside of Indigo Fence was 63 dB
- Indigo Run has 8 ft solid wooden fence as shown in red
- Broad Creek Marina Way has 6 ft Stucco barrier as shown in red
- Between Proposed Track Location and Indigo Wooden Fence there is approx. 385 ft.
- Highest levels observed at BCM Way fence (approx. 90 ft from street) were 65 Db



Decibel Levels

- Highest observed GoKarts dB level is 68 at less than 25 ft from track
- 100 feet from track highest observed is 58 dB- most is ambient sound
- Leaf blowers typically between 75 and 80 dB within 50 ft, but as high as 100 dB



Trees and Fences

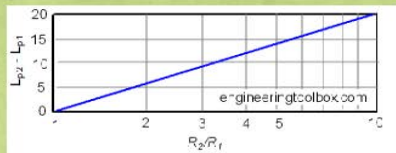
- Trees and shrubs reduce sound levels
- Fences keep people out..... And sound too!
- The proposed GoKart track will not be visible from Marshland Rd. or Broad Creek

Physics Class

Inverse Square Law

A Doubling of distance from a noise source will reduce the sound pressure with 6 dB

To put it simply no residential area will have any noise impact from Electric GoKarts from the BCM Way location!



Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment D, Page 5

Very Similar to Golf Carts



AP AMUSEMENT PRODUCTS CLASS: Rookie, Novice, Family, High Performance
MODEL: ThunderVolt Stockart + One 2-Seater (Electric)
MODEL #: EK2610TV (ThunderVolt Operating System)

Adjustable Seat

DIMENSIONS	
Length	89"
Width	52"
Height	44"
Weight (without batteries)	585 lbs.
Weight (with batteries)	762 lbs.
Seat width	25"
Leg Room (Back of seat to face of pedal)	31-41"
Wheel base	59"
inside turning radius	69"

DRIVER SPECIFICATIONS			
	Speeds	Ages	Min Height
Rookie	5-10 MPH	6-12	40"
Novice	11-15 MPH	8-15	50"
Family	16-22 MPH	10 and up	58"
High Performance	23-35 MPH	16 and up	60"

Maximum combined rider weight 550 lbs.

Family Fun on a Resort Island

- Norwegian Cruise Lines has some pretty smart people!
- Electric GoKarts are the future of outdoor entertainment



Planning Commission

LMO Amendment to add go karts as an Outdoor Recreation use in the WMU Zoning District

12/13/2018

Attachment D, Page 6

Unique Island Location

Space needs and land value prohibit any other locations on the Island



In the Vision of the Town of Hilton Head Island

As with all current businesses that Mr. Freedman owns, the proposed Go Kart operation will be developed in close conjunction with Town staff, and within the vision of the Town, making all attempts to preserve natural beauty while promoting a fun, safe, family oriented atmosphere.





TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Planning Commission
VIA: Shawn Colin, *AICP, Acting Director of Community Development*
VIA: Jennifer Ray, *ASLA, Planning and Special Projects Manager*
FROM: Anne Cyran, *AICP, Senior Planner*
DATE: December 11, 2018
SUBJECT: Update on Circle to Circle & Ad Hoc Committee Recommendations

Town Council directed staff to pursue the following initiatives, recommended by the Circle to Circle Committee and the Ad Hoc Committee.

Source	Topic	Recommendation	Status
Ad Hoc	Reduce Congestion at Circle	Maintain improved sight lines through regular trimming of vegetation.	Complete.
Ad Hoc	Reduce Congestion at Circle	Coordinate traffic light at Palmetto Bay Rd/Target Rd to better stagger Circle arrivals.	Complete.
Ad Hoc	Reduce Congestion at Circle	Implement signage at WHP/New Orleans intersection to identify alternative route to Coligny/Pope Ave.	Complete.
Ad Hoc	Reduce Congestion at Circle	Implement pavement markings for all Right Turn lanes starting 100 yards from Circle.	Complete.
Ad Hoc	Reduce Congestion at Circle	Improve multiple overhead and shoulder signage to improve clarity, font size.	Complete.
C2C & Ad Hoc	Increase Awareness And Visibility of Mid-Island Beaches	Increase general awareness through integrated communication plan, emphasizing social media (Trip Advisor, websites, etc.).	Town Beach Parks promotional video published on Town website.
Ad Hoc	Increase Awareness And Visibility of Mid-Island Beaches	Add "Mid Island Beaches" sign on US 278 before Cross Island.	SCDOT disallowed the placement of the sign due to concerns about driver confusion.
Ad Hoc	Increase Awareness And Visibility of Mid-Island Beaches	Add monument signage on US 278 that says "Mid Island Beaches – Next 4 Left Turns"	Complete. Instead of one sign, installed three beach parking signs on US 278.
C2C & Ad Hoc	Implement Shuttle Parking System	Implement a shuttle system operating from existing Town-owned parking lot at Crossings Park.	Working with Palmetto Breeze to create this service. Unlikely to begin in 2019.
C2C	Parking Recommendations	Change ordinance to allow food trucks for north beach destinations as soon as possible.	Pilot program in summer 2017.
C2C	Traffic at SP Circle	Develop implementation plan and timing for proposed Access Management Improvements addressing priorities of median extensions on Palmetto Bay Rd and WHP, and left turn prohibitions in C2C corridor.	May be considered in future CIP.
C2C	Traffic at SP Circle	Build landscaped medians for SPC approaches on Palmetto Bay Rd and WHP to limit left turns and improve visual appeal.	May be considered in future CIP.

Source	Topic	Recommendation	Status
C2C	Policy Recommendations	Prepare land use master plan in conjunction with island wide visioning.	May emerge or be considered with Comprehensive Plan/Phase II of the Vision.
C2C	Policy Recommendations	Further develop guidelines and land use strategy to support walkable village character in Coligny and Sea Pines (through combination of Island Visioning process, and follow on consulting engagements). Envision how the Town would want this area redeveloped if a major hurricane wiped out all existing structures and it needed to be rebuilt.	May emerge or be considered with Comprehensive Plan/Phase II of the Vision.