



The Town of Hilton Head Island Regular Public Facilities Committee Meeting

October 4, 2010
(DATE CHANGE)

2:00 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

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

- **Call to Order**
- **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- **Committee Business**
 1. Approval of Minutes
 - September 7, 2010 Regular Meeting
 - September 17, 2010 Special Meeting
 2. Approval of Proposed 2011 Meeting Dates
 3. World Habitat Day Proclamation
- **Unfinished Business**
 - Proposed Cancer Survivor's Park
- **New Business**
 - Use of Town Land for Disaster Related Debris Operations
 - Proposed Donation of Land to Habitat for Humanity
- **Adjournment**

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

TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: September 7, 2010

Time: 2:00 P.M.

Members Present: John Safay, George Williams, Drew Laughlin

Members Absent: None

Staff Present: Steve Riley, Curtis Coltrane, Scott Liggett, Charles Cousins, Susan Simmons, Jeff Buckalew, Brian Hulbert, Tom Fultz, Jennifer Lyle, Julian Walls, Jayme Lopko

Others Present: Thomas D. Peeples, *Mayor*, Bill Ferguson, Bill Harkins, *Councilmen*, Erik J. Olsen, Christopher G. Creed, *Olsen Associates, Inc.*, Brent Robinson, *Merchant Capital, LLC*

Media Present: Tom Barton, *The Island Packet*

1. Call to Order.

The meeting was called to order at 2:00 P.M.

2. FOIA Compliance:

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

3. Committee Business:

Councilman Williams moved to approve the Minutes of August 3, 2010. Councilman Laughlin seconded. The Minutes of August 3, 2010 were unanimously approved.

Councilman Williams moved to approve the Minutes of August 26, 2010. Councilman Laughlin seconded. The Minutes of August 26, 2010 were unanimously approved.

Councilman Williams moved that we take the Beach Management Program first and the Disaster Related Debris Operations item second as it may take a long period of time for the Beach Management Program and we do not want to run up against time constraints. Councilman Laughlin seconded. The motion passed unanimously.

4. Unfinished Business: None

5. New Business

• Beach Management Program Sustainability/Port Royal Shoreline Project Funding Proposal

Scott Liggett, Director of Public Projects & Facilities stated that during the course of this past year's budget deliberations Council expressed an interest in an examination and an analysis regarding the long term sustainability of our Beach Management Program. Perhaps some of Council's concerns in place today largely driven by the apparent financial implications of moving ahead with a pretty significant out of cycle or emergency project there at the heel adjacent to Port Royal Plantation. We remain on track with respect for the need for that project but we are here today in an attempt to share some information as it relates to the analysis that has gone on to this point, both from a technical perspective and financial perspective. Today we have staff's presentation broken down into two discrete items – first being the technical piece and second being the financial piece. In regard to the technical piece, we are joined today by Erik Olsen and Chris Creed representatives of Olsen Associates who are both here today in support of the need.

With respect to what we intend to go over, there are essentially five discrete parts that we would like to review. They include:

- Program History
- Initial Program Philosophy
- "Heel" Shoreline change History
- Current and Expected Shoreline Conditions Island-wide
- Recommended Course of Action at "Heel" and Future Program Approach

We need to focus exactly on placing the sand where we can quantify and justify its need as opposed to being more liberal as we have done in the past. Net of all of this is we believe we have a technically preferred option for how we handle conditions both in short and long term. We will go ahead and try to detail how we see that coming together programmatically. From there I expect Susan Simmons, Director of Finance and Brent Robertson from Merchant Capital to pick things up and hopefully we have a meshing of a technically preferred option that has an optimal financing methodology. Both of those can come together and with the endorsement ultimately of Town Council we can proceed with the task that was requested by Town Council that we go through this discussion prior to any kind of bidding activity associated with the Port Royal project.

Erik Olsen, Olsen Associates, gave a Power Point presentation on the five bullet points above and advised that their recommendation is as follows:

- Proceed with the implementation of Port Royal Shoreline Restoration Project.
- Continue annual shoreline monitoring.
- Incorporate lessons learned from continued shoreline monitoring into the formulation of planned 2015 and 2023 renourishment projects.

Councilman Williams asked what the other alternatives they looked at were. Scott Liggett advised that they had a daylong session in Jacksonville a month or so ago trying to step their way through the different scenarios that perhaps were worth review. In no particular order, there was the notion of perhaps delaying or deferring doing anything for

a period of time. There was an alternative that dealt with just the construction of the groin itself at Port Royal. There was the notion of not pursuing the groin and just placing the sand without the complimentary structure. Essentially those were the options that we ran through.

Erik Olsen reviewed the options Mr. Liggett just mentioned and said the first option of delaying doing anything is a legitimate option, but there will be significant land loss. The biggest ramification of this is as the corner basically peels back and changes configuration. Our ability to address the problem with the type of solution that we have recommended becomes more difficult. It also begins to adversely affect the beach as you get toward the Westin. As the shoreline retracts, then pretty soon the abutting shoreline will begin to follow it. The application of the structure itself is not recommended. The structure will indeed solve the problem on part of the shoreline, but it will generate a problem on the Port Royal section of the shoreline. Of all the alternatives, the only one you would potentially want to evaluate is just the placement of sand. We can tell you that the placement of sand here will not last very long based on our time history and knowledge through the survey database that has been acquired. We are led to the cumulative solution that you have before you as the best value engineered solution and that is a structure with beach fill. Cumulative cost is higher, but the long term cost would be lower.

Chairman Safay asked could we not have foreseen this in 2007 and done something then that might have lessened the impact of what is going to go on in 2011. Mr. Olsen stated they have been studying for a long time and in our judgment it wasn't anywhere near as critical as it has become today or will become in the very near future.

Susan Simmons, Finance Director advised the process they went through:

- Gain an understanding of:
 - The Port Royal Fill Project
 - Overall Beach Renourishment Program
- Perform Initial Financial Analysis
 - Determine options for project costs/scope/timing
 - Analyze beach fee revenues, expenditures and transfers
 - Select initial scenarios
- Analyze and refine various financing options
- Recommend optimal financing plan for:
 - Port Royal Fill Project
 - Sustainable future Island-wide renourishment
- Upon approval of project and financing plan, issue bonds.

Ms. Simmons advised that since the 1990 original nourishment, the Town has done three renourishment projects; the last in 2006. The planned renourishment life is 8 to 10 years with an 8 year cycle as the ideal. This assumes no significant storms occur to alter recurring renourishment needs. The current Port Royal Fill Project is an out-of-cycle project which requires extensive financial analysis due to additional layering of debt. The likely date of the next renourishment is 2015.

Ms. Simmons stated they requested Merchant Capital to run multiple scenarios assuming the estimated revenues, expenditures and transfers and the results of the original scenarios indicated that the Port Royal Fill Project was feasible regardless of scenario amount (\$6, \$9 or \$12.5 million amount, and the 2015 renourishment is feasible and subsequent renourishment was feasible with cost containment.

The recommendation is as follows:

- For the Port Royal Fill Project – up to \$13 million with approximately an \$11,000,000 bond issue with an eight year maturity and last payment date of 8/1/17.
- The remainder of the funding would come from \$1,000,000 Beach Preservation Fee Revenue – combination of current year revenues and prior year funds on hand.
- \$1,000,000 Beach Renourishment Grant

Future renourishment project costs (to be repaid with all bonds – no grants)

<u>FY</u>	<u>Est. Project Cost</u>	<u>Est. Bond Issue</u>	<u>Matures</u>
2015	\$17,523,567	\$19,365,000	8/1/23
2023	\$21,019,752	\$22,205,000	8/1/31

Councilman Williams had some questions on Beach Preservation Fee Fund Analysis slide pertaining to beach maintenance where 2010 shows almost \$1,000,000 and 2011 and everyone else has only \$170,000 from that point on and would like that clarified by the time this comes to Town Council.

Councilman Laughlin had some concerns also and said based on what he is hearing he is resigned to the idea that we are going to have to go forward with the heel project as we originally planned, but questions whether the fund will be able to sustain this thing over the long haul.

Brent Robertson, Merchant Capital, LLC gave an overview on what factors were considered in the debt portion of the finance plan and advised that interest rates are at an all time low. For the 2010 bond issue I have budgeted a seven year cost of funds of 2 ½%. In today’s market the actual seven year cost of funds on a triple-A transaction is 1.6%. That means that for what we are budgeting, there is a 90 basis point cushion here to address any sort of change in interest rates between now and when we issue the bonds and what is called the credit spread. This is not a triple-A transaction, but a double-A transaction. Going forward, we’ve assumed a 4% cost of funds for every other bond issue that we have layered in.

Chairman Safay stated that presuming we do this, are we doing anything that will jeopardize our bond rating right now? Mr. Robertson said no because you are not ignoring a problem and hoping it will go away. Tourism is the component that is the credit strength of this Island.

Councilman Laughlin moved that the Public Facilities Committee forward staff's recommendations listed below to Town Council with our recommendation for approval. Councilman Williams seconded. The motion passed unanimously.

1. Proceed with the \$12.5 million Port Royal Fill Project as presented.
2. Amend the funding sources associated with the project.

	Capital Projects Fund	
	<u>Original</u>	<u>Proposed</u>
Revenues/Other Sources		
Transfer from Beach Preservation Fees	\$12,500,000	\$1,000,000
Beach Preservation Fee Bond Proceeds		\$11,000,000
Grant Revenues		\$1,000,000
Total	<u>\$12,500,000</u>	<u>\$13,000,000</u>

Expenditures/Other Uses		
Port Royal Fill Project	\$12,500,000	\$12,500,000
Bond Issue Costs		\$500,000
Total	<u>\$12,500,000</u>	<u>\$13,000,000</u>

3. Prepare a resolution authorizing the Town to make interim payments related to this project from existing beach preservation fee revenues or other funds on hand with the intent to reimburse these funds from the proceeds of taxable or tax-exempt debt.
4. Proceed with obtaining a grant of up to \$1 million. If the grant is not approved or the amount is reduced, staff should proceed with the project substituting the funding source with beach preservation fee revenues.
5. When permits, grant awards and projects bids are received, staff will formalize the final estimated costs and funding sources in a budget amendment ordinance.
6. Proceed with the issuance of up to \$11 million beach preservation fee revenue bonds with a repayment schedule up to fiscal year 2023.
7. Plan a sustainable beach renourishment program with the next beach renourishment in 2015 and a recurring eight (8) year cycle, on average.
 - a. Staff and the coastal engineers should ensure a sustainable beach renourishment program through continued efforts to minimize the renourishment areas and quantities and contain the related costs.
 - b. Debt for each renourishment should have an eight year maturity such that the final payment coincides with the issuance of new bonds for the next renourishment.

Chairman Safay stated the reality is that we have what is approaching an emergency situation on the Island with regard to Port Royal and we cannot ignore it. We have to move as quickly as we can within reason.

Chairman Safay stated they did not have enough time to discuss the second item on the Agenda at this meeting.

6. Adjournment:

Councilman Williams moved to adjourn. Councilman Laughlin seconded the motion. The meeting was adjourned at 4:00 p.m.

Respectfully Submitted,

Karen D. Knox
Senior Administrative Assistant

DRAFT

TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: September 17, 2010

Time: 2:00 P.M.

Members Present: John Safay, George Williams, Drew Laughlin

Members Absent: None

Staff Present: Scott Liggett, Shawn Colin, Shea Farrar

Others Present: Ken Heitzke, *Councilman*

Media Present: None

1. Call to Order.

The meeting was called to order at 2:00 P.M.

2. FOIA Compliance:

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

3. Committee Business: None

4. Unfinished Business: None

5. New Business

• **Islanders Beach Park Public Parking Changes**

Shea Farrar reported staff recommends the Public Facilities Committee forward a Resolution to Town Council with a recommendation of approval that would establish a “parking meter zone” within Islanders Beach Park in order to meter 25 public parking spaces and reserve the remaining 131 spaces for use by Island residents and property owners with beach passes.

The Town applied for a renourishment grant from the State earlier this year in order to help fund the Port Royal Beach Renourishment Project for approximately \$1,000,000. When the State reviewed the Application they made the determination that because Islanders Beach Park parking is reserved for Island residents and property owners that have beach passes, it did not meet their qualifications as public access which is a requirement of the Grant. In order for us to qualify for the Grant, 25 spaces at a minimum would need to be open to what the State considers the general public. Consistent with other beach parks, staff would recommend that we meter those spaces similar to Folly Field and Driessen. Should we make this change, it would be followed up by a change to the local Comprehensive Beach Management Plan for the Town.

Councilman Williams suggested a change be made to either the Third or Fourth Whereas clauses to the proposed Resolution to clarify the total number of spaces that are available. Ms. Farrar stated she would amend the Fourth Whereas Clause to read:

WHEREAS, additional parking spaces were constructed for a total of 156 spaces at Islanders Beach Park through the Town's Capital Improvement Program; and,

Chairman Safay asked when we would expect to put the parking meters in. Scott Liggett, Director of Public Projects & Facilities stated after the Resolution is approved by Town Council, we are prepared to immediately install the meters. In fact, provision of the signed and executed Resolution is required by the State before they will release the Contract to us for execution.

After a brief discussion, Councilman Laughlin moved the Public Facilities Committee recommend Town Council adopt the Resolution with the modification discussed with Councilman Williams. Councilman Williams seconded. The Motion passed unanimously.

6. Adjournment:

Councilman Williams moved to adjourn. Councilman Laughlin seconded the motion. The meeting was adjourned at 2:13 p.m.

Respectfully Submitted,

Karen D. Knox
Senior Administrative Assistant

Town of Hilton Head Island, South Carolina

PROPOSED

2011

**Public Projects & Facilities Committee
Meeting Dates**

Council Chambers

**First Tuesday of the Month
2:00 P.M.**

JANUARY 4

JULY 5

FEBRUARY 1

AUGUST 2

MARCH 1

SEPTEMBER 6

APRIL 5

OCTOBER 4

MAY 3

NOVEMBER 1

JUNE 7

DECEMBER 6

Proclamation

***WHEREAS**, housing is a basic human need and owning and affording a home is part of the American Dream; and*

***WHEREAS**, the United Nations has designated the first Monday of October as World Habitat Day to move people across the globe to reflect on the world's housing crisis and to consider our collective responsibility for the future of the human habitat; and*

***WHEREAS**, according to the United Nations, more than 100 million people in the world today are homeless. Millions more face a severe housing problem – living without adequate sanitation, security and with irregular or no electricity supply; and*

***WHEREAS**, we understand that our children perform better in school, attend college in higher percentages, and ultimately find better jobs when they have a safe and decent home to live in; and*

***WHEREAS**, increasing home ownership lowers crime rates and improves the quality of life of our entire community; and*

***WHEREAS**, Habitat for Humanity homeowners are all part of the Beaufort and Jasper County workforces, pay their bills, educate their children and keep Beaufort and Jasper Counties the exceptional communities that they are; and*

***WHEREAS**, Habitat family members become neighborhood leaders, encouraging changes that help transform whole neighborhoods.*

***NOW, THEREFORE, I**, Thomas D. Peebles, Mayor of the Town of Hilton Head Island, do hereby recognize the first Monday of October as*

World Habitat Day

in the Town of Hilton Head Island and call upon the citizens of our community to take a stand against substandard housing. Together we can close the door on substandard housing and open the door to a community in which everyone enjoys the stability, the security, and the dignity of a decent, affordable home.

***IN TESTIMONY WHEREOF**, I have hereunto set my hand and caused this seal of the Town of Hilton Head Island to be affixed this fourth day of October, in the year of our Lord, two thousand and ten.*

Thomas D. Peebles

Thomas D. Peebles, Mayor

Attest:

Betsy R. Mosteller, CMC, Town Clerk



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Public Facilities Committee
VIA: Teri Lewis, *AICP, LMO Official*
FROM: Anne Cyran, *Senior Planner*
CC: Charles Cousins, *AICP, Director of Community Development*
DATE: September 29, 2010
SUBJECT: Proposed Cancer Survivors Park

Recommendation: Staff recommends that the Public Facilities Committee endorse the concept of leasing the former Gullah flea market properties to allow the development of a Cancer Survivors Park.

Summary: The applicants, Sandy Stern and Patty Burke, have approached the Town about the possibility of leasing Town-owned property at the old Gullah flea market and an adjacent property to build a park dedicated to cancer survivors. If the lease is approved, a grant will be sought from the R.A. Bloch Foundation to design and construct a Cancer Survivors Park. The Foundation would also provide a \$100,000 grant for future infrastructure maintenance, but the Town would be expected to provide basic maintenance of the park.

Town Council has granted a right of entry to the applicants to survey the property. The applicants are currently raising private funds for the survey. A conceptual design of the park will then be drawn by Landscape Architect Bill Dalton and presented to the Foundation for approval. Ms. Stern and Ms. Burke are working with Mr. Tom Peeples and the Community Foundation of the Lowcountry to establish a fund within the Community Foundation that would receive and distribute the grant funding. Mr. Peeples has committed to supervising the construction of the park.

Background: This proposal was presented to the Parks and Recreation Commission at the July 8th meeting; the Commission subsequently recommended that Town Council move forward with the proposed park. The proposal was then presented to the Public Facilities Committee at the August 3rd meeting; the Committee recommended that the proposal be brought back to the Committee once the applicants had a more concrete proposal.

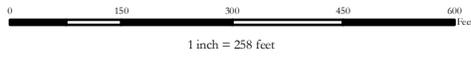


Proposed Site



TOWN OF HILTON HEAD ISLAND
 ONE TOWN CENTER COURT
 HILTON HEAD ISLAND, SC 29928
 (843) 341-6000
 July 28, 2010

Old Gullah Flea Market Site



This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.

Memo



To: Public Facilities Committee

Via: Scott Liggett, Dir. of PP&F / Chief Engineer
Charles Cousins, Dir. of Comm. Dev.
Stephen Riley, Town Manager

From: Jeff Buckalew, Town Engineer
Jennifer Lyle, Assistant Town Engineer

Subject: Use of Town Land for Disaster Related Debris Operations

Date: September 27, 2010

Recommendation: Staff recommends the Public Facilities Committee concur with the use of designated Town owned properties, as endorsed by the Disaster Recovery Commission (DRC), for the collection, reduction, storage, and management of disaster related debris.

Summary:

In order to independently and efficiently manage disaster related debris, Town owned properties must be utilized. The identification and selection of candidate properties has been completed in a manner that is consistent with Federal Emergency Management Agency guidelines, is supported by the Town's Debris Management Consultant/Contractor Team and minimizes impacts on existing development, the environment, and adjacent lands.

The DRC endorsed the use of these recommended lands on July 29, 2010.

Background:

It is critical that Town make strategic use of its land holdings in managing post disaster debris removal and recovery operations. Staff has selected only those properties needed to effectively manage the predicted volumes of debris. It is important to note that while staff recommends the Public Facilities concur with the use of proposed Town owned lands for debris operations, there is an inherent uncertainty involved in debris generating events that warrant flexibility in our response. Some of these sites may not be needed, some new sites may be needed, or the use of a site may need to change. Subsequent Town Council approval will be sought if there is a need to use additional properties beyond those identified in Exhibit C. The sites and their designated uses will be reviewed annually by staff and recommended changes will be presented to the Disaster Recovery Commission, Public Facilities Committee, and Town Council for approval. Staff recommends that the Committee recommend these sites for debris management planning and preparation purposes.

Attachments:

Exhibit A - UPDATED DEBRIS VOLUME PREDICTIONS

Exhibit B - CLASSIFICATION OF SITES BY TYPE, NEEDED FOR DEBRIS OPERATIONS (including descriptions)

Exhibit C – MAP OF RECOMMENDED TOWN OWNED LAND FOR DEBRIS MANAGEMENT ACTIVITIES

Exhibit D - HONEY HORN DEBRIS MANAGEMENT SITE CONCEPTUAL LAYOUT

Exhibit E - CHAPLIN PARK DEBRIS MANAGEMENT SITE CONCEPTUAL LAYOUT

EXHIBIT A

HURICANE DEBRIS - VOLUME PREDICTIONS

	CAT 1	CAT 2	CAT 3	CAT 4	CAT 5
Total Debris:	271,345 cy	731,402 cy	2,057,979 cy	3,957,652 cy	6,321,635 cy
Vegetative and Woody Debris:	200,107 cy	446,451 cy	1,131,888 cy	2,176,708 cy	3,476,899 cy
Construction and Demolition Debris:	71,238 cy	284,951 cy	926,091 cy	1,780,949 cy	2,844,736 cy
White Goods / Metal Debris:	10,686 cy	42,743 cy	138,914 cy	267,141 cy	426,710 cy

Prepared 2010

EXHIBIT B

CLASSIFICATION OF SITES BY TYPE, NEEDED FOR DEBRIS OPERATIONS

Debris Management Site (DMS): Large site used to store, segregate, and reduce debris prior to ultimate disposal.

Collection Center or Citizen Drop Off Center: Site used by the public to drop off eligible storm debris instead of leaving it on the side of the road. Debris will be transported from this site to the DMS or final disposal site.

Truck Certification Site: Site for monitors to certify all trucks to be used for debris removal operations under a Town contract.

Equipment Staging Site: Site used to store equipment when not in use during debris removal operations.

Car / Boat Storage Site: Site to store abandoned cars and boats that were found during debris clearing to be stored until owners claim the vehicles.

EXHIBIT C

RECOMMENDED TOWN OWNED LAND FOR DEBRIS MANAGEMENT ACTIVITIES

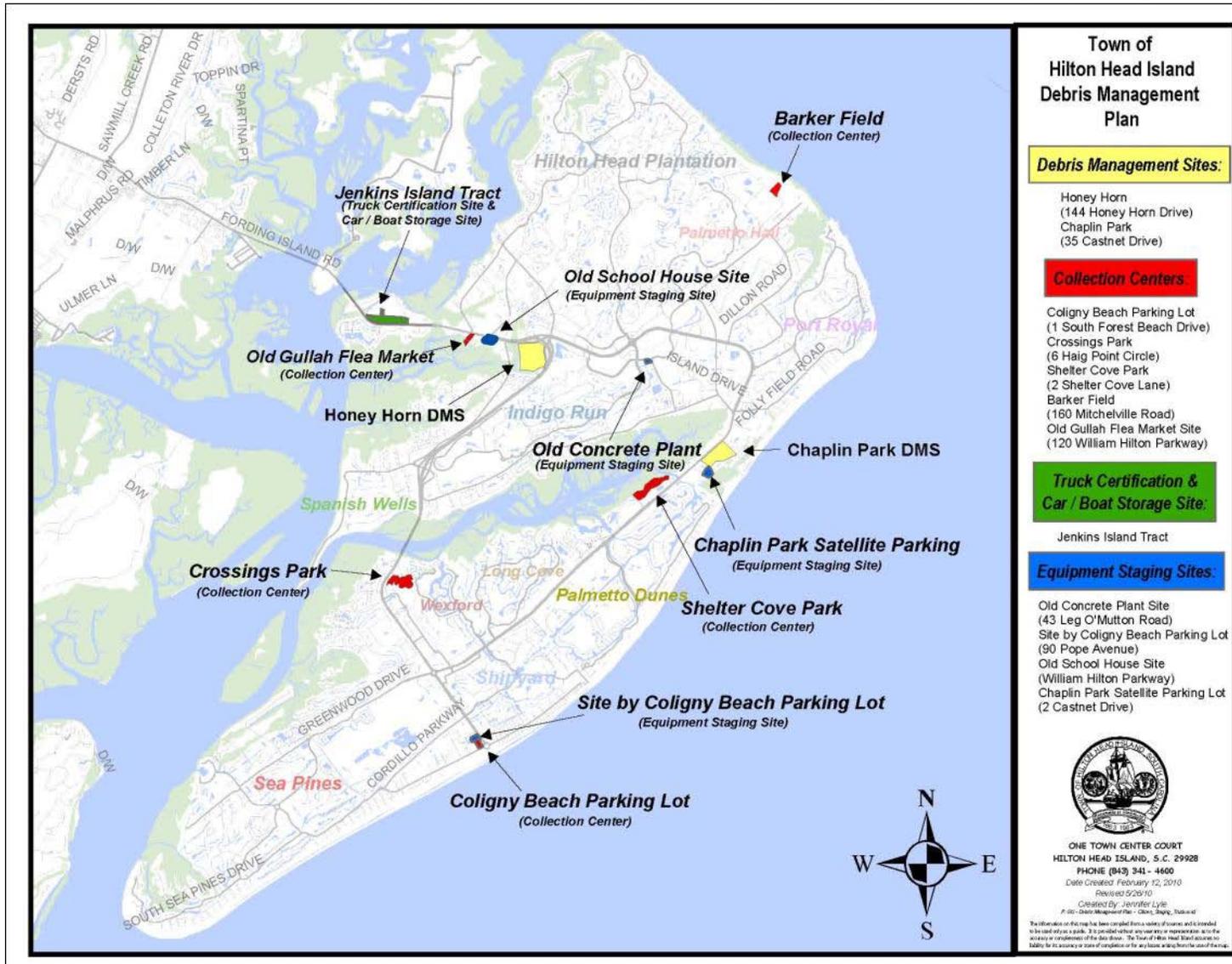


EXHIBIT D
HONEY HORN DEBRIS MANAGEMENT SITE CONCEPTUAL LAYOUT



EXHIBIT D
CHAPLIN PARK DEBRIS MANAGEMENT SITE CONCEPTUAL LAYOUT



MEMORANDUM

TO: Public Facilities Committee

FROM: Stephen G. Riley, Town Manager

DATE: September 27, 2010

RE: **Proposed Donation of Land to Habitat for Humanity**

Recommendation

That the Public Facilities Committee recommend to the full Town Council that the Town donate 14.08 acres of land off Marshland Road known as the Patterson Estate parcels to the Hilton Head Habitat for Humanity in exchange for their pledge to build a road to public standards and to extend all water, sewer and telecommunications utilities to the subdivision in such a way as to benefit all land owners in the subdivision.

Summary

The Town has had conversations over the years with Habitat on ways to facilitate more affordable housing on the Island. For a variety of reasons, this has never come to fruition. The Patterson Estate parcels in question were acquired in 2001 as part of a package where the Town was primarily interested in the marshfront parcels that were acquired. The Town also acquired a right-of-way strip that serves these and other privately owned parcels in the subdivision as part of the Old Woodlands wetlands purchase a year earlier. In order to build on their properties, the other private land owners in this unbuilt subdivision need a road to be installed. This would normally require that all parties – to include the town – would equitably share the costs. We are the largest landowner.

In order to facilitate the desired private use of their lands, while seeking to minimize the town's costs, Staff began a conversation with Habitat. This transaction, if approved, would obligate Habitat to bear the full cost of building a road and bringing utilities to the site. This would relieve the Town and the other property owners of sharing in this cost and would enable Habitat to develop an affordable housing subdivision on the former

Town lands. No density bonus would be available to Habitat but they would be able to cluster development so as to minimize wetlands impacts.

Background

In 2001 we purchased 12.83 acres from the estate of Alexander Patterson. This included nearly 6 acres on the marshes of Broad Creek (our primary area of interest), just over 2 acres on Marshland Road (the old Collins Construction site) and nearly 5 acres comprised of several parcels of an unbuilt subdivision off Marshland Road. At the time we indicated that we might one day resell some, or all, of the non-marsh front property.

Several years earlier we had acquired a 2.69 acre lot in this area from Elliott Mitchel. In 2005, we undertook a land swap with several family members wherein we picked up an additional 1.24 acres at no additional cost. In 2006 we acquired an additional 5.39 acres from some of the heirs. While several homes exist in the area, no additional homes may be built in the subdivision until a road and utilities have been installed.

The Town has not been interested in participating in the cost of constructing this road since we have no intention of building on our property. The other property owners are not keen on incurring the costs for a road, particularly when the largest landowner – the Town – will not be a participant.

Staff approached Hilton Head Habitat for Humanity about the possibility of a donation of our land to enable construction of a habitat community on the Island if they would incur the full cost of building a road and extending utilities to the benefit of all the property owners in this unbuilt subdivision.

The land that would be provided to Habitat is shown on the attached map. The land totals 14.08 acres. We have held meetings with many of the property owners in the area and most are very receptive; knowing the reputation of Habitat and the benefits from receiving access to a paved road and utilities. The Habitat Board of Directors has reviewed this proposal and has voted to accept the land under these terms if Town Council agrees. A review and recommendation by the Public Facilities Committee is the first step in that process.

ISLAND DRIVE

30 foot Drainage Easement

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 17B

LOT 17A

50 FOOT ACCESS RIGHT OF WAY

LOT 3A

MARSHLAND ROAD

LOT 1

LOT 3

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 2

LOT 4

Legend



Town Owned Properties on Patterson Tract to be Donated to Habitat for Humanity



Other Town Owned Properties



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 241-4800
WWW.HILTONHEADISLAND.COM

Town of Hilton Head Island
Town Owned Properties on Patterson Tract to be Donated to Habitat for Humanity
September 24, 2010



1 inch = 100 feet

The information on this map has been compiled from a variety of sources, as indicated. While we will only be a guide, this document reflects any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island does not assume any liability for the use of any of the information shown on this map.