



# The Town of Hilton Head Island Regular Public Facilities Committee Meeting

August 3, 2010

Benjamin M. Racusin Council Chambers

**1:30 p.m. New Time**

## AGENDA

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

1. **Call to Order**
2. **Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
3. **Committee Business**
  1. Approval of Minutes
    - July 6, 2010
4. **Unfinished Business**
5. **New Business**
  - Stoney Pump Station
  - Public Art
  - Proposed Cancer Survivor's Park
  - Mitchelville Preservation Project
6. **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: July 6, 2010

Time: 2:00 P.M.

Members Present: John Safay, George Williams, Drew Laughlin

Members Absent: None

Staff Present: Curtis Coltrane, Scott Liggett, Charles Cousins, Lavarn Lucas, Ed Boring, Julian Walls, Shawn Colin, John Tuttle, Marcy Benson

Others Present: Tom Peeples, *Mayor*, Ken Heitzke, Bill Ferguson, Bill Harkins, *Councilmen*,

Media Present: None

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**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 May 4, 2010. Councilman Laughlin seconded. Councilman Williams noted that on page 4, second paragraph, second line, the “s” in sea Pines needed to be capitalized. The Minutes of May 4, 2010 were unanimously approved.

**4. Unfinished Business:**

• **Sailing and Rowing Center Proposal**

Marcy Benson, Senior Grants Administrator briefly reviewed staff’s recommendation and advised staff recommends Town Council allocate funds in the Fiscal Year 2011 Capital Improvement Budget to clean up the proposed Sailing and Rowing site, direct staff to apply for a DHEC/OCRM dock permit and designate funding in the 2012 Capital Improvement Budget for site design and construction. In 2005 a private citizens group approached the Town with a proposal for a Sailing and Rowing Center to be located on Town owned property. This proposal was endorsed by the Town’s Parks & Recreation Commission and was then forwarded to Town Council. As part of this effort, the citizens group prepared a site plan and a cost estimate of approximately \$1.5 million dollars. The operation of the facility would be handled via the Island Recreation Association. The project was presented to the Public Facilities Committee in 2009 with an updated construction cost of \$2.6 million dollars. At that time the Committee asked staff to review the cost estimate

and come back with a bare bones estimate which is what you have in front of you today. The revised estimate shows the project would be constructed for a total cost of \$1 million dollars. Funding for this would come from the Town at a cost of approximately \$692,000 and by private donations raised by the Sailing and Rowing Group at an approximate cost of \$356,000. In addition to these construction costs, Town funds for annual operating budget for this facility prepared by the Island Recreation Association would be approximately \$67,000 for an unstaffed facility. Some of the changes in the reduced construction costs include adjusting from a paved parking lot to a gravel parking lot, a revision of the drive aisle turn around which had originally been a full circle and now it is a revised hammer head, we have revised the dimensions of the floating dock and there was also a revision to the office space needs.

Councilman Williams asked whether the pier is going to be removed or replaced. Ms. Benson advised it is being removed. DHEC looked at the pier and the pilings are un-salvageable.

Councilman Williams advised there is no water at low tide on the landward side of those piers and on the outside western side there is about 1 ½ foot at low tide. There is no money in here to make this functional for all the tide periods without having to wait two hours on either side of the low tide. We are going to have to consider looking at doing something about dredging those small areas and I would suggest that we have someone go and take a look at it and include some monies for that type of stuff. The last thing we want to do is go in there and build something nice and then restrict the usage due to tides because we didn't look far enough ahead or we didn't budget enough money. Mr. Williams also suggested we look into whether one security camera is enough.

Chairman Safay stated his concern was how you have a facility like this if it is not staffed. Ms. Benson explained the administration of the programs that would take place at this facility would be handled at the Recreation Center. When there are events and activities scheduled at this facility, staff from Mr. Soule's division would be there. Originally we had an office area, larger storage area thinking it would be manned with a full time person as well as a part time person or two. When we scaled back, we determined we could do it through his staff based at the Recreation Center and as the programs were scheduled, have someone working there at the facility.

Mr. Lou Strayer, Mr. Jack Berry, Mr. Dave Erdman, Ms. Veronica Miller were all in favor of moving forward with the Sailing and Rowing Center.

Councilman Bill Ferguson questioned whether the entire public would be able to utilize the facility. Chairman Safay assured him it is a public endeavor and available to everyone.

Mayor Tom Peeples stated he thought this was great and that we need to move on with it. He also voiced concern about taking donations that are being given because we are going to be accepting a liability the minute we accept the donation. Now the Town becomes responsible for the upkeep of what we just took as a donation. We are talking about donating the equipment necessary for sailing and rowing to

happen. I just want to caution everyone to think about the minute we accept the donation do we not become responsible to upkeep those facilities that are being donated. I am absolutely not saying we should not move forward with this but I think we should think hard about whether we are actually getting an asset or are we getting a deteriorating liability over time due to depreciation. Why not just accept the fact that the Sailing and Rowing Club is admirably bringing to the table what it takes for them to perform their role. It doesn't really further anyone else's role at all.

Councilman Laughlin followed up on the Mayor's comment by asking whether the program equipment would be strictly for use by the Rowing and Sailing folks. Ms. Benson said that is correct. Councilman Laughlin stated he is inclined to agree with the Mayor in that what we have been talking about doing is providing a facility that they could run their program out of. I don't see any need for us to own equipment that they are the only ones that will be using them.

Chairman Safay asked Ms. Benson if the equipment would be strictly for the rowing and sailing people. Ms. Benson stated the Island Recreation Center would be the administrator of the program so it wouldn't necessarily only be participants in the Sailing and Rowing Group. If we have the Island Recreation Center managing the lessons, their groups would use the equipment.

Councilman Laughlin stated he is on board with the improvement of the site and creating a site that the sailing and rowing folks could operate out of. I think the details beyond would be something we would have to take a look at.

Chairman Safay asked Ms. Benson how much was needed for the first budget year of 2011. Ms. Benson advised that for site debris removal and clean up the amount was approximately \$16,000 and removing the existing dock and pilings would be approximately \$45,000.

Councilman Williams asked whether the funds were in the CIP. Mr. Scott Liggett, Director of Public Projects & Facilities advised there is no explicit line item that necessarily allows us to move ahead with any of the project that Marcy has described. Up to this point, we were prepared to absorb it within the monies that were previously budgeted, but not necessarily called out.

Councilman Laughlin moved the Public Facilities Committee recommend to Town Council that Town Council allocate funds in the fiscal year 2011 Capital Improvement Budget to clean up the proposed Sailing and Rowing site, direct staff to apply for a DHEC/OCRM dock permit and designate funding in the 2012 Capital Improvement Budget for site design and construction. Councilman Williams seconded. The motion passed unanimously.

## 5. **New Business**

- **Telecommunication Tower/Improved Wireless Communication**

Mr. Charles Cousins, Director of Community Development advised staff recommends Town Council provide direction to staff concerning a recent request from American Tower to place telecommunication towers on two Town owned

properties. Further direction should be provided relating to the Council's desire to improve wireless communication within the Town.

American Tower Company has inquired about the possibility of placing cell towers on both the Town's Crossings property and at the Fire Station 7 site. They desire to enter into a 25 year lease of a 100x100 feet area at both sites. The actual area to be leased may have to be altered based on fall zone calculations of the tower and LMO buffer and setback requirements. Also the LMO requires all towers of 150 feet or more in height to be lighted. American Tower has agreed to limit the height to less than 150 feet so it will not have to be lighted. In negotiating any lease associated with this request, consideration should be given to future Town emergency communication needs. Adequate space, approved by the Town's Fire and Rescue Division, should be reserved on each tower for future emergency 911 service infrastructures.

During its annual workshop in 2009, Town Council discussed improving wireless communication ability for the public. Since that time, the Mayor's Task Force for the Future has also discussed improving wireless communication capabilities for the public. In considering this request from American Tower, Town Council could consider investigating a more comprehensive analysis of how its property could be used to further wireless communication capabilities within the Town.

Mr. Jay Sanders from American Tower Company was present to answer any questions the Committee might have and to also advise that they will build the Tower to accommodate future users. If T-Mobile, Verizon or someone else wants to come in, the Tower will be able to accommodate them and the ground space will be able for them as well.

Councilman Williams asked whether American Tower also do equipment maintenance. Mr. Sanders advised they do maintain it and have a quarterly audit and maintenance.

Councilman Laughlin questioned whether the towers would be able to accommodate any other carriers. Mr. Sanders advised that was correct. Mr. Sanders also mentioned that American Tower Company is solely a tower company and that is all they do. They are not in the cell phone business. AT&T comes to an American Tower instead of AT&T putting the capital up to actually build it. They would rather use their capital to develop other sites.

Mr. Jim Vaughan asked whether staff has done the work to find out whether we are simply moving stuff from existing facilities on to a new facility for economic reasons. Mr. Sanders advised these are existing areas we do not coverage in. If there was an existing tower or anything else out there that we could obviously co-locate then they would.

Mr. Charles Cousins stated everyone liked the flag pole tower over in Shipyard. It is 120 feet tall. I think we need to think about a 150 foot tall tower and what kind of size flag we need on it and how it is going to look. I am not sure a flag that big will look proportional to what we would like to see.

Mr. Cousins also mentioned Chief Lucas was looking at microwave communication in the future and is not sure if a cell tower on a flag pole will be the kind of pole we will need to handle the microwave dish.

Chief Lavarn Lucas said they already have a license for 4.9 gigs and it is our plan that in the future we would move to that platform for the purpose of transmitting data from station to station. This was the first that I heard in regard to it being a flag pole. I don't believe we can mount a microwave dish on a flag pole. The provision is in staff's recommendation that if they were to move forward with putting a tower up, that they would reserve space to our specifications that would be the most appropriate space for our future use.

Chairman Safay said it is his opinion that we have to do this and move forward. We have to be doing to be able to stay as a vibrant community.

Councilman Laughlin moved the Public Facilities Committee recommend to Town Council that we move forward and enter into negotiations with American Tower for the lease of two Town owned sites, one being somewhere in the Crossings Park and one on the Station 7 property, the terms of course being worked out and brought back to Council later **and** direct staff to move forward and begin investigations of ways the Town can be proactive with the business community in moving forward with expanding the wireless broadband and other telecommunication capabilities on Hilton Head Island. Councilman Williams seconded the Motion. The Motion passed unanimously.

**6. Adjournment:**

Councilman Williams moved to adjourn. Councilman Laughlin seconded the motion. The meeting was adjourned at 3:15 p.m.

Respectfully Submitted,

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**Karen D. Knox**  
**Senior Administrative Assistant**



# TOWN OF HILTON HEAD ISLAND

## Community Development Department

<b>TO:</b>	Public Facilities Committee
<b>VIA:</b>	Curtis Coltrane, <i>Assistant Town Manager</i>
<b>VIA:</b>	Charles Cousins, <i>AICP, Community Development Director</i>
<b>VIA:</b>	Shawn Colin, <i>AICP, Manager of Comprehensive Planning</i>
<b>FROM:</b>	Shea Farrar, <i>Senior Planner</i>
<b>DATE:</b>	July 23, 2010
<b>SUBJECT:</b>	Stoney Regional Sewer Lift Station Location

### **Recommendation:**

Staff recommends Town Council approve in concept the conveyance of permanent easement rights to Hilton Head Island Public Service District (HHPSD) for the establishment and operation of a regional sewer lift station and its required infrastructure on Town owned property located at the corner of US 278 and Old Wild Horse Road, as shown on Exhibit "A", with the following conditions:

1. The easement area is limited to a 50 X 50 square foot area.
2. The lift station is accessed from an existing curb cut on Old Wild Horse Road.
3. No interruption of wastewater service occurs for the two buildings located within the Town's property.

### **Summary:**

This year, as a part of the Town's Capital Improvement Program, a sewer project in the Stoney area was funded. The project is currently under design and will require a regional sewer lift station. HHPSD has requested to locate this station on Town property. This station would be similar to the station constructed in the Chaplin area adjacent to Surfwatch.

### **Background:**

Over the years, the Town has worked with various public service districts to help improve the availability of sewer service on the Island. In 2005, Town Council adopted nine sewer policies for this purpose. One of these policies supported working with HHPSD to locate sewer lift stations and other appropriate infrastructure on Town property when feasible.

As a result of HHPSD's request, Town staff worked in conjunction with HHPSD staff to identify a potential location for the lift station. The Town owned property on the corner of US278 and Old Wild Horse Road was identified as the best location due to engineering needs. The most suitable site on this property was determined to be the location of the existing septic drainfield which currently serves the two buildings located within the Town's property. The easement associated with the drainfield requires that the two buildings be connected to sewer when it becomes available, which automatically terminates the easement. HHPSD has mailed letters to the current owners informing them of the Stoney sewer project and the requirement for connection associated with the easement. Various construction methods are available to ensure that wastewater service is not interrupted for the two buildings while the lift station is being constructed.

The drainfield was selected because it is predominately clear of trees and is located near an existing access point off of Old Wild Horse Road. The remainder of the property has heavy tree cover and could potentially be classified as wetlands. When determining the recommended location for the lift station, consideration was also given to a proposal made by one of the building owners, shown in Exhibit "B", to improve access and parking for the property. This concept has received Design Review Board approval.

Once a location for the lift station has been approved by Town Council, an easement for the lift station and its associated access can then be granted to HHPSD.



Location Map

Old Wild Horse Road

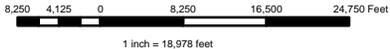
Old Schoolhouse Park

William Hilton Parkway

Proposed Lift Station Access and Location

Town Owned Property  
R511 007 000 0040 0000

Parcel Lines



Town of Hilton Head Island  
Exhibit A: Stoney Area Sewer Lift Station Concept Plan  
April, 2010

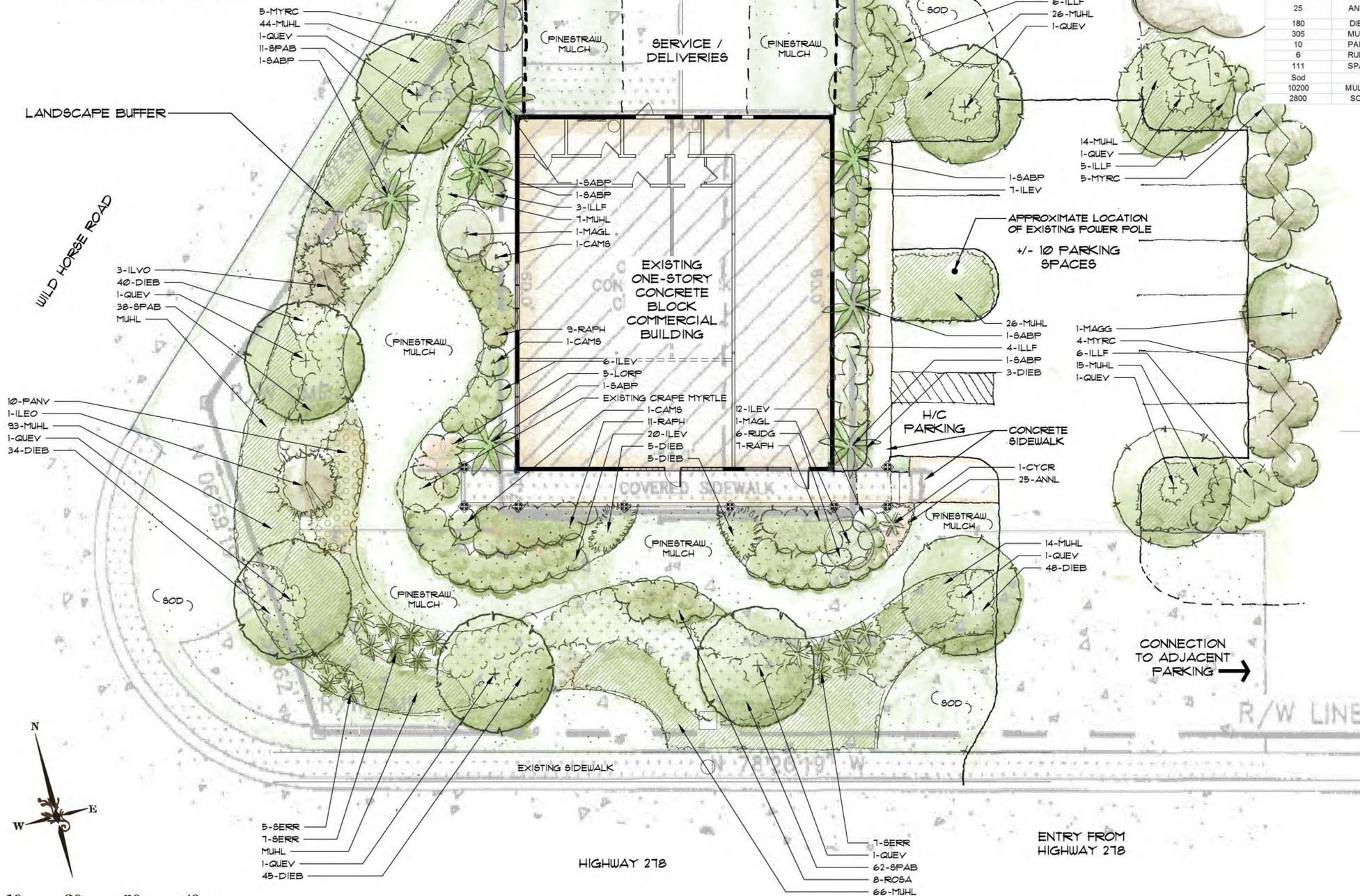


The information on this map has been compiled from a variety of sources and is intended to provide a general overview. It is not intended to be used as a substitute for a professional survey or other more detailed information. The Town of Hilton Head Island makes no warranty for the accuracy or completeness of the data shown. The Town of Hilton Head Island makes no warranty for the accuracy or completeness of the data shown.

# LANDSCAPE PLAN FOR SAS SHOES

HIGHWAY 278  
HILTON HEAD ISLAND, SOUTH CAROLINA

JANUARY 5, 2009  
REVISED: JANUARY 26, 2009



## PLANT SCHEDULE

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal/Spacing	Notes
<b>Trees</b>								
1	MAGG	Magnolia grandiflora	Southern Magnolia	12-14'	6-8'	-	-	Full to base
2	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8-10'	3-4'	-	3" cal.	Full to base
9	QUEV	Quercus virginiana	Live Oak	16-18'	8-10'	-	3-4" cal.	Coordinate heights with Landscape Architect
7	SABP	Sabal Palmetto	Sabal Palm	-	-	-	-	Coordinate heights with Landscape Architect
1	ILEO	Ilex opaca	American Holly	8-10'	3-4'	-	-	-
3	ILVO	Ilex vomitoria	Yaupon Holly	4-5'	3-4'	container	-	-
<b>Shrubs</b>								
3	CAMS	Camelia sasanqua	Sasanqua Camelia	4-5'	2-3'	container	-	White Flowering Variety
1	CYCR	Cycas revoluta	Sago Palm	24-30"	24"	container	-	-
45	ILEV	Ilex vomitoria	Dwarf Yaupon Holly	12-18"	12-18"	container	-	-
24	ILLF	Illicium floridanum	Florida Anise	42-48"	36-42"	container	-	-
5	LORP	Loropetalum chinense 'Sizzling Pink'	Sizzling Pink Fringe Flower	15-18"	15-18"	container	-	-
18	MYRC	Myrica cerifera	Wax Myrtle	5-6"	3-4"	container	-	-
27	RAPH	Raphiolepis indica	Indian Hawthorn	24"	24-30"	container	-	Full to base
8	ROSA	Rosa 'Radrazz' PP11836	Knockout Rose	18"	12-18"	container	-	White Flowers
19	SERR	Serenoa repens	Saw Palmetto	18-24"	18-24"	container	-	-
<b>Grasses / Vines / Groundcovers</b>								
25	ANNL	To be determined by owners rep.	Seasonal color	4-6"	4-6"	-	12" O.C.	Contractor to provide type per approval by owners rep.
180	DIEB	Diets bicolor	White African Iris	12-18"	8-12"	container	-	-
305	MUHL	Muhlenbergia capillaris	Hairawn Mully	6-10"	6"	container	30" O.C.	-
10	PANV	Panicum virgatum	Heavy Metal Switch Grass	12-18"	6-8"	container	36" O.C.	-
6	RUDG	Rudbeckia 'Goldstrum'	Black-eyed Susan	12-18"	8-12"	container	18" O.C.	-
111	SPAB	Spartina bakeri	Cord Grass	20"	12"	container	30" O.C.	-
Sod								
10200	MULCH	Pinestraw						
2800	SOD	To be determined by owners rep.						

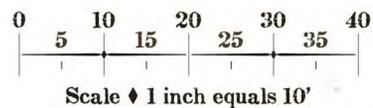
NOTE:  
FINAL PLANT LOCATIONS AND QUANTITIES SHALL BE ADJUSTED PER EXISTING UTILITY LOCATIONS (POWERLINE, ETC.), STORMWATER STRUCTURES, AND POTENTIAL CONNECTION TO WILD HORSE ROAD.

## PARKING SUMMARY:

- 1. 3,240 s.f. Retail (1 sp / 400 s.f.) = +/- 8 spaces required
- = +/- 10 spaces provided

### NOTE:

1. PARKING EXCESS SHALL BE USED TO ACCOMMODATE EMPLOYEE PARKING, ADJACENT LAND USE AND PROVIDE FLEXIBILITY FOR ALTERNATE RETAIL USES.
2. STANDARD PARKING SPACE SIZE IS 9' X 18'.
3. PARKING SPACES OVER THE REQUIRED AMOUNT SHALL BE PERVIOUS PAVING MATERIAL.



Note: Plan is conceptual in nature and subject to change



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# **TOWN OF HILTON HEAD ISLAND**

## *Community Development Department*

**TO:** Public Facilities Committee  
**VIA:** Charles Cousins, *Director of Community Development*  
**VIA:** Jill Foster, *Deputy Director of Community Development*  
**FROM:** Shawn Colin, *Comprehensive Planning Manager*  
**DATE** July 22, 2010  
**SUBJECT:** Public Art Program Site Selection

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**Recommendation:** Staff recommends the Public Facilities Committee forward a recommendation to Town Council to approve three proposed sites identified by the Public Art for Hilton Head Island Committee of the Community Foundation of the Lowcountry as potential sites for placement of Public Art on Hilton Head Island.

**Summary:** In preparation for the 2011 Public Art Exhibition scheduled for fall of 2011, the Community Foundation of the Lowcountry established a Public Art Committee. One task assigned to this committee was to identify potential sites that would be suitable for the placement of public art. The list of potential sites would be included in an RFP to allow artists the ability to incorporate site characteristics and context into the design of their public art exhibits. The preliminary site selection list submitted by Public Art Committee identified eight sites. After reviewing these locations with Town staff, the following three sites, along with corresponding staff comments, are submitted by the Public Art Committee to Town Council for consideration:

Site A: New Chamber of Commerce Welcome Center site on US 278

- Staff comments: Staff is comfortable with the Chamber site provided the Chamber is on board with the recommendation.

Site B: Jarvis Creek Park Lake

- Staff has no objections to the Jarvis Creek Park Lake site.

Site C: Town-owned parcel in the Chaplin Community (on west side of US 278 past Sherwin Williams store and before the old Cracker Barrel Site).

- Staff has indicated potential long-term plans for this area might require relocation of a public art piece within the general area to accommodate potential pathway links or linear park installation based on final park plans.

**Background:** The Community Foundation of the Lowcountry created a Public Art Fund for the purposes of funding and acquiring public art and outdoor sculpture to be placed in the public realm on Hilton Head Island. The committee is moving ahead with its plans for the Public Art Exhibition on Hilton Head Island scheduled for fall of 2011. As such, an RFP to artists will be issued this fall so that interested parties may have time to create pieces for the exhibition. As part of the RFP, the Public Art Committee would like to include two or three site descriptions so that artists may plan their outdoor sculptures accordingly. The dimensions and description of the sites will be included in the RFP and artists can elect to create one or more pieces for consideration. After reviewing several locations and receiving comments on sites from Town staff, the Public Art committee submitted three preferred sites to Town Council for consideration:

*Main Attachments:*

- Attachment A:* Site Location Map: Welcome Center Site and Jarvis Creek Park Lake Site
- Attachment B:* Site Location Map: Town-Owned Parcels West Side of Highway 278 Site
- Attachment C:* Letter from Community Foundation of the Lowcountry Public Art Committee



Attachment A

New Welcome Center Site

Jarvis Creek Park Lake Site



Town of Hilton Head Island

Public Art Site Proposal, New Chamber of Commerce Welcome Center and Jarvis Creek Park Lake Sites

July, 2010



1 inch = 1,800 feet

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 completeness or for any losses, in any form, arising from the use of the map.

TOWN OF HILTON HEAD ISLAND  
 ONE TOWN CENTER COURT  
 HILTON HEAD ISLAND, S.C. 29928  
 PHONE (843) 341-4600  
 Data Created July 22, 2010

Project: E:\Spatial\GIS\Public Art\Map\Chamber and Jarvis Site\_Attachment A.mxd

Attachment B

Chaplin Community Park

Town owned parcels west side of 278

Former Cracker Barrel Site

Palmetto Dunes

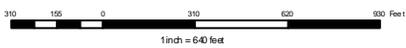
WILLIAM HILTON PARKWAY

MOORING BUOY



TOWN OF HILTON HEAD ISLAND  
ONE TOWN CENTER COURT  
HILTON HEAD ISLAND, S.C. 29928  
PHONE (843) 341-1460  
Data Cross Sect. July 22, 2010

Town of Hilton Head Island  
Public Art Site Proposal, Town Owned Parcels West Side of Highway 278 Site  
July, 2010



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# TOWN OF HILTON HEAD ISLAND

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## *Community Development Department*

**TO:** Public Facilities Committee  
**VIA:** Teri Lewis, *AICP, LMO Official*  
**FROM:** Anne Cyran, *Planner*  
**CC:** Charles Cousins, *AICP, Director of Community Development*  
**CC:** Curtis Coltrane, *Assistant Town Manager-Community Services*  
**DATE:** July 28, 2010  
**SUBJECT:** Proposed Cancer Survivors Park

**Recommendation:** Staff recommends that the Public Facilities Committee make a recommendation to Town Council on whether staff should pursue a grant to plan and construct a Cancer Survivors Park on Town owned property.

**Summary:** Town residents Sandy Stern and Patty Burke approached the Town about the possibility of the Town using a R.A. Bloch Cancer Foundation grant to build a park dedicated to cancer survivors on the site of the old Gullah flea market. They presented their proposal to the Parks and Recreation Commission at the July 8<sup>th</sup> meeting; the Commission subsequently recommended that Town Council move forward with the proposed park.

Staff has since met with the applicants to discuss the plans, applications and permits that would be required.

**Background:** The R.A. Bloch Center Foundation provides grants to communities to develop parks dedicated to cancer survivors. The proposed park would be designed as a passive, landscaped space emphasizing the view of the marsh and featuring three standard elements provided by the Foundation: a bronze sculpture; and two paths with informational plaques – a Positive Mental Attitude Walk and a Road to Recovery.

The Town would be expected to present a site plan to the Foundation for approval. If approved, the Foundation would provide funds of up to \$1 million to the Town to build the proposed park, with a one year deadline of completion. Payments would be made according to the following schedule: \$300,000 upon signing construction contracts, \$300,000 upon the start of construction, \$300,000 upon completion of the park and \$100,000 for perpetual maintenance at the park's dedication. To receive the grant, the Town must provide a guarantee that it would be responsible for the construction and perpetual maintenance of the park.

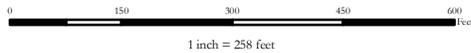


Proposed Site



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.

The Mitchelville Preservation Project  
Post Office Box 21758  
Hilton Head Island, South Carolina 29925

June 14, 2010

Mayor Tom Peeples  
Town of Hilton Head  
One Government Center  
Hilton Head Island, SC 29925

Dear Mayor Peeples:

On behalf of the Mitchelville Preservation Project Committee, I take this opportunity to express my sincere appreciation to you, Mr. Riley and members of the Town Council for your support to the Mitchelville Preservation Project.

As you are aware, we have been working on this extremely important project for circa one year now. We are prepared to present our proposal to the Town Council for consideration.

Attached is a copy of the proposal for this preservation project. We hereby request that our proposal be brought to the Public Facilities Committee for consideration at the earliest possible date: preferably in August.

As evidenced by the plan, our proposal is to convert the existing Fish Haul Park into a living museum.

We proposed to the Town for consideration a long-term leasing arrangement for Fish Haul Park to the Mitchelville Preservation Project Committee, similar to the existing arrangement between the Town and the Coastal Discovery Museum at Honey Plantation.

We had intended to include an architectural rendering of our plan, but it is not fully prepared as of this writing. We anticipate that it will be fully prepared by the time of the August meeting, and can be presented then or to Town staff prior to the meeting date. Your support in this request will be most appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Barnwell". The signature is fluid and cursive, with a large loop at the end.

Tom Barnwell, Chairman  
Mitchelville Preservation Project Committee

The Mitchelville Preservation Project  
Business Plan  
June, 14, 2010  
(Working Document)  
For Distribution by the Chairman only!

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***Executive Summary***

A critical next step for the Mitchelville Preservation Project Committee is the acquisition of the Hilton Head Fish Haul Park. What the Committee proposes is a favorable lease arrangement between the Town of Hilton Head Island and the Preservation Project. This arrangement would offer advantages for both partners in the form of increased tourism for the Town and Preservation of a nationally significant heritage site by the Preservation Committee.

Hilton Head Island is a place of significant historic sites. Perhaps none more important to heritage vacationers than those related to the Civil War. Historic Mitchelville is a Civil War site with a golden opportunity wrapped in its untold story that supports and strengthens the American ideal of freedom. Mitchelville is Beaufort County's "Colonial Williamsburg". Like Colonial Williamsburg in its making of American independence, Mitchelville represents the first organized town where Black people, moments removed from slavery and in a milieu of uncertainty, began to work out a unique culture of struggle, resistance and perseverance, as they sought to give real meaning to the ideal of freedom.

*Mitchelville was established in 1862. It was to be a place where "Contraband" slaves would govern themselves and learn freedom through the practice of self-dependence. Mitchelville, therefore, acquires its historic significance because it is the place where African Americans first began to shape an uncertain freedom. Because that history occurred in the Sea Islands, Gullah descendents often say in their beautifully spoken dialect, "Da spirit of freedom lives in we".*

Preserving this site as a heritage and education destination for tourist is the aim of the Project. Mitchelville offers an unprecedented opportunity to work with a diverse community of Hilton Head Island heritage groups to develop an imaginative and exciting place where Americans and even international travelers may visit and be informed and inspired about the story of the African American's contribution to the country's heritage of freedom.

The local interest in preserving Mitchelville remains enthusiastic.

There is a steadfast reverence and pride felt among Native Islanders about the story of historic Mitchelville. Community and inter-dependence continue to be strong among descendents of Mitchelville. The lore about the town has been passed by word of mouth to African Americans and other Hilton Head residents who have come to make Hilton Head Island their home. And, when friends, who have learned of Mitchelville, visit the Island they very often ask, "Where is Mitchelville?"

The work of Mitchelville's experiment in freedom while historically authentic has had a number of starts and stops over the years in attempts to restore the site as an historic destination. The current status of the effort to preserve Mitchelville is benefitted by an imaginative vision and mission; realistic plans; and dedicated leadership. Such an undertaking will require the assistance and resources of the County and the Town of Hilton Head. The time to preserve Mitchelville as a heritage destination has come. The Project Committee has started to enlist the help of all of the potential stakeholders who might support and be helped, as well, by putting the Mitchelville Preservation Project on a sound implementation track.

The governing committee of the Mitchelville Preservation Project has been selected with the intent to aggressively pursue preservation activities. Each member of the committee is required to pledge a financial donation. The first year fundraising goal has been set at \$100,000. The operation and first phase development work is projected to run around \$50,000 to \$75,000. Budget projections for an entire conceptual plan for a preserved site, including a design

for an appropriate heritage commemoration; replica exhibits of old Mitchelville with technological education platforms; and a design of an open air entertainment/exhibition pavilion are in the process of being prepared. Completion of the entire site preservation is projected to take at least three (3) years. "Start-up" funds are needed for specific planning activities which are detailed (see financial section). The preservation work will require multiple funding sources not the least of which will be an on-going fundraising campaign.

The Project Committee will work with the Town, the County and specifically the Hilton Head Island/Bluffton Chamber and the Beaufort County Black Chamber, as well, to promote Mitchelville as an historic attraction. The Project will identify new target markets that Mitchelville is likely to attract.

### ***Mitchelville in American History and the Hilton Head Island Opportunity***

Historic Mitchelville is the place where Africans in America, 250 years later, just out of slavery and not yet citizens first began to govern themselves and re-imagine the meaning of freedom. The town was established in 1862. One historian refers to this period as "the dawn of freedom" in the Sea Islands of which Hilton Head Island is one (DuBois, *Souls of Black Folk*, 1903). Hilton Head Island's Mitchelville offers the radical example of this experience (Chicora Foundation, 1995). So it is important to preserve Mitchelville and its story. The United States Congress said as much when it passed the National Reconstruction Study Act (2003) that referred to Mitchelville and its importance to an understanding of the difficult and complex period in America referred to as the Reconstruction Era.

For many American slaves, in the fall of 1861, the potential for freedom was brightest on Hilton Head Island. Here is the reason why. On November 7, 1861, Union ships attacked Fort Walker now a part of the Port Royal Plantation in Hilton Head. The battle lasted more than five hours, the Confederate troops, having fought valiantly, retreated from Hilton Head and the Union having won the battle established a Department of the South on Hilton Head. After the battle of Port Royal, thousands of slaves, "old men and thin, with gray and tufted hair; women with frightened eyes, dragging whimpering hungry children; men and girls, stalwart and gaunt, a horde of starving vagabonds, homeless, helpless, and pitiable in their dark distress," descended on the Sea Islands. (DuBois). What was to be done with these slaves seeking freedom, who had come, by faith, to stand on land now controlled by President Abraham Lincoln's Union troops?

Whatever the case, thousands arrived believing that the War was whether they should be slave or free. Their presence presented a problem of major proportion for the Union army. Questions were directed to Washington. Were the slaves to be freed? Were they to be returned to their masters? How was the Army to house and feed them? Under what conditions could they be put to work?

Soon temporary status was determined. They would be considered "contraband", a slave behind Union lines. On Hilton Head Island, Barrack type housing was constructed for the contraband slaves. Men, women and children were assigned together. Conditions became intolerable and another remedy had to be found. So, in early 1862, General Ormsby M. Mitchel employing a radical idea to address the issue of over crowdedness in housing, ordered that a large plot of land, outside the boundaries of Fort Walker, off the old Drayton Plantation, was to be set aside on Hilton Head for contraband slaves.

The site, later, was designated Mitchelville to honor General Mitchelville who died of the "fever" a short time after this action. His plan was considered radical and in 1862, it was. The plan included these features: Negroes were to build their own houses with lumber on ¼ acre plots of land provided by the military to each family. The Negroes were to be left alone in the operation of the Town. The "experiment" was to provide a realistic experience in

citizenship. The people were to learn what freedom means through the practice of self-dependence and governing. The Town plan included neatly arranged streets, an appointed Mayor and elected councilmen. These representatives, perhaps remembering the barracks experience promptly instituted laws regulating sanitation, community behavior and a compulsory education law, perhaps the first of its kind in South Carolina (Chicora Foundation, 1995). The Mitchelville plan focused on freedom; self-government; land ownership; independent farming; wage-based labor and commerce; volunteer military service and education in various areas of domesticity. At its core, the plan addressed the former slaves yearning for freedom and the reason they had rushed to Hilton Head in 1861.

General Mitchell, then Commanding General of the Department of the South, a Union soldier, but a son of the South, envisioned what was at that time a revolutionary plan by which former slaves would make the transition from slavery to freedom. He must have known, being an astronomer, as he was, that his plan would broaden the former slaves' universe and they responded eagerly to stake their claim on the meaning of freedom. Hilton Head Island hosted the General's family in 1997.

This is a nationally important story with critical links to the basic ideals of America's founding. These events occurred prior to the Emancipation Proclamation of 1863. There is a large number of heritage travelers interested in visiting a place of heritage that offers new learning about America and a unique opportunity to experience the Mitchelville dawn of freedom in a Hilton Head Island environment.

### ***Business and Management Description***

The Mitchelville Preservation Project became an established 501(c)3 organization in May, 2010. Prior to receiving its 501(c)3 status, the Project received donations under a partnership arrangement between the Project and the Lowcountry Community Foundation. That arrangement permitted donors to the Project, to donate to the Project through the Lowcountry Community Foundation and be eligible for favorable tax treatment.

#### **Current Assets**

In 1988 Mitchelville was listed on the National Registry of Historic Places. This makes the site eligible for corporate donors to receive certain tax incentives, grant possibilities and internships. In 1995, the Town of Hilton Head and the State of South Carolina recognized the historic value of the Mitchelville site and erected the official State historic sight description at the corner of Beach City and Fish Haul Roads. Again, this recognition brings with it opportunities of technical support in site preservation.

Perhaps the most significant recognition of Mitchelville came in 1995 when the Chicora Foundation completed their archeological work at the Fish Haul portion of the Mitchelville site. This excavation or so called "dig" uncovered over 25,000 artifacts yet to be catalogued. Little doubt that the information gained when this is accomplished will reveal much about the lives of the Mitchelville people. This portion of the town area is cited by the Chicora Foundation as the richest African American archeological site in the southeast. The teacher's training guide issued at the completion of their work is entitled, "Mitchelville: An Experiment in Freedom". These are all assets with value and will be utilized by the Project going forward.

One other recognition of note exists. The "conductor in chief" of the Underground Railroad, Harriet Tubman was sent to Hilton Head Island and it is believed visited Mitchelville. What the Project has confirmed is that she did spend a considerable amount of time on Hilton Head Island during the War. It is unlikely that she would not have visited Mitchelville. The well known Freedom Center in Cincinnati is built around the concept of Tubman's work to help slaves become free. This Center receives over 150,000 visitors annually. The famed 54<sup>th</sup> Colored Infantry,

whose story was depicted in the movie GLORY spent time on Hilton Head (Island Packet, May 18, 2010) Again, members of this unit is believed to have visited Mitchelville.

A body of academic work already exist authenticating Mitchelville. Other facts and stories of Mitchelville are yet to be uncovered in files located at Fisk and other universities across the country and in South Carolina. Descendents of Mitchelville doubtless carry an oral history that is yet to be uncovered. When an active research arm of the Project is established, finding Mitchelville will be an important activity. The Project will begin its work in the Beaufort County libraries and historical societies and places like the First African Baptist Church in Savannah where it is believed the Mayor of Mitchelville and perhaps a councilman, who served as Marshall held membership during the active years of the town.

These are all the reasons why in 2005 a diverse group of Hilton Head Island citizens took up the cause of preserving and promoting the Mitchelville heritage. This first group kept the importance of the Mitchelville site to Hilton Head on the community's agenda. In 2009, the group approached Mr. Thomas C. Barnwell and asked that he become chairman for a renewed effort to find an appropriate way to preserve what is left of the Mitchelville site and to uncover and interpret the heritage and commemorate the historic story. Mr. Barnwell is a well known developer on the Island and is no stranger to developing projects that he believes to be important to the County and Hilton Head Island community.

A Committee of 18 people makes up the governing arm of the Project and an Executive Committee chaired by the Project chairman oversees Project management. A group designated "Friends of Mitchelville" serve as an advisory and fund development arm to the Project and may assist the Project's six (6) standing management committees or appointed task forces. It is thought that a fundraising unit might well grow out of the Friends of Mitchelville.

The Project envisions working closely with other organizations important to the history, heritage and culture narrative of Hilton Head, for example, the Gullah Museum, the Coastal Discovery Museum and the Heritage Library Foundation. These organizations working together in developing heritage initiatives should attract heritage travelers specifically to Hilton Head Island in greater numbers.

The Mitchelville Preservation Project is currently without staff but, projects for the future at least one person who will coordinate volunteers.

Six (6) standing committees conduct the on-going work of the Project. They are:

1. Education and Research: attracts a research team interested in Mitchelville research and works to develop the narrative of the story of Mitchelville and offers guidance to preservation planning within the scope of the Project's vision, mission and what the research supports.
2. Communication and Marketing: works to present the story of Mitchelville via websites, other technological plate forms, civic organizations, education institution, events and other related venues. It arranges Mitchelville tours.
3. Planning and Facilities: works to plan and manage the overall imaginative preservation work of the Mitchelville site and other Project facility assets.
4. Fundraising Committee: works with the Management Executive Committee to set fundraising goals and works to develop ideas and activities to achieve the Project goals.
5. Finance Committee: works to manage all Project funds prudently.
6. Executive Committee: includes the heads of each of the other committees and the Chairperson of the Project who chairs the Executive Committee. This committee oversees all Project management in accordance with the Governing Committee which holds legal authority of the Mitchelville Preservation Project.

### *The Vision*

The vision of the Mitchelville Preservation Project Committee encompasses preserving the historic site, a portion of which is now a beautiful park; commemorating freedom's heritage by commissioning an appropriate memorial for the site; reconstructing (on the basis of evidence) two to three of the Town's significant structures and creating state-of-the-art technological and media platforms for exhibiting and interpreting the town's history and story of its freedom pioneers. These plans, in sum, serve the overall vision of the Committee which is to educate and inspire Americans to appreciate the broad contribution that diverse groups have contributed to freedom's heritage in America.

Two to three years from now the former Fish Haul Park will have been leased to the Mitchelville Preservation Project; the Park will have been re-named the Mitchelville Freedom Park. Waving briskly in the Ocean breeze, the American, the South Carolina, the County and the Hilton Head Island flags will stand at the entrance of the Park. Just inside visitors may view the original archeological "dig" of Mitchelville. A volunteer will greet visitors at the Park entrance and explain the meticulous work of a dig. The entire park will have been designed with replicas of one or two historic homes, perhaps the school, a prayer meeting house and a store or a bakery. Around the interior of the structures, through the use of modern technology, visitors will enjoy an interactive educational experience with the past.

Information around five specific historic themes will be incorporated into the Mitchelville Freedom Park's story and design. The themes are: Fighting for freedom; education; religion; song in the freedmen's lives; economic development (land ownership, wages and commercial enterprise). The themes will be played out within the context of everyday living. A creatively designed welcome Center incorporating an open air theater pavilion for artist and entertainment will have been built as a central place to exhibit the artifacts recovered from the archeological dig; the rich culture of song and the various arts; and dramatizations of the period.

A magnificently designed "commemoration of freedom" will have been erected along a "Heritage Path" perhaps in the center or on the Park's edge. The design commemorates the "dawn of freedom" at the end of 250 years of bondage and fore-shadows the heritage of freedom as struggle, perseverance and resilience, the roots of which were planted by the experiences of the freedmen at Mitchelville. The Heritage Path takes visitors past the bust likeness or full-form figures of General Mitchelville, the Mayor of Mitchelville and Harriet Tubman. The Heritage Path may very well track outside the Mitchelville Freedom Park to other sites like, for example, Fort Howell (or Mitchel), built by the military and Blacks to protect Mitchelville.

Walking taped documentaries about important people and events have been prepared and are narrated by several of our leading Hollywood actors. Their narrations might include a short narrative of the story of Mitchelville and short bios of General Mitchel, the Mayor and Marshall of Mitchelville and Harriet Tubman as visitors approach their busts along the Heritage Path. One of the buildings cited above may also double as the climate controlled storage for various artifacts yielded by the 1995 archeological dig and not displayed at the pavilion. A small plot for an 1860 period garden helps guides to begin an explanation for children about the African roots of some of the vegetables eaten today.

An American Indian section will be appropriately recognized. Indians lived on the site some 3,500 years ago. The vision does not end! Mitchelville is a living place for "Da spirit of freedom is in we". As the Project researchers

learn more about the events that went on around Mitchelville and impacted the people's lives, these experiences will be incorporate these findings. Special exhibits, on related topics, are also envisioned.

The education program focuses around relevance and impact of events happening outside of Mitchelville impacting the people's lives. For example, what was the reaction to the Emancipation Proclamation? Did they learn of the visit of Harriett Tubman? Might any of the residents have volunteered for the First Black Troops Regiment? What was their reaction to General William T. Sherman's Military Order #15, referencing the handling of deserted lands? What was the reaction to the return of lands, owned by freedmen to former owners?

The Project envisions an active collaborative with other ongoing work that seeks to preserve the Gullah culture. One organization, the Cohen Museum which represents the oldest family built residence by a member of the extended Mitchelville ancestry will be important to the Mitchelville story. The National Gullah/Geechee Commission provides technical assistance. Other special exhibitions will no doubt become an annual affair of the Mitchelville Freedom Park. The Project will, through collaboration, will be working hand in hand with all of the established museums on the Island that can assist in preserving and promoting Mitchelville and an expansion of the heritage freedom trail. All of this will have a positive impact on tourism. The 16 acre Fish Haul Park will be enhanced by this plan that benefits the entire community of Hilton Head and the County.

**The mission of the Mitchelville Preservation Project is to preserve the Mitchelville site to educate, inspire and motivate our youth to learn the past and value our heritage of freedom. (committee work incomplete)**

### *Project Services*

The Mitchelville Preservation Project expects to sponsor the following types of extension events. These "Mitchelville Freedom Park" activities will promote and enhance the education program at the destination site.

1. Artist and writing competitions for Youth: Youth will be contacted through their schools locally, in the State and across the country to participate. Competition themes will be selected from the Mitchelville story of freedom. Winners will visit Hilton Head Island with a family member and be awarded the Key to Historic Mitchelville. They will leave a copy of the winning "piece" in the Mitchelville Freedom Park.
2. The Project wants to establish a Mitchelville Workshop around the idea of self-dependence, where people who volunteer in communities from across the State may come and describe their activities for the betterment of their communities. Results of these workshops will be published and featured in State publications and in the education building of the Mitchelville Freedom Park.
3. Periodic local seminars featuring historic works and personalities interested in the study of Reconstruction Era history will be sponsored.
4. Teacher Workshops will be sponsored for teachers from across the country to explore activities and ideas of teaching that re-ignites the love of learning about the heritage of freedom in America.

### *Analysis of the Potential of the Project*

Historic preservation creates jobs, increases property values, and is the vehicle for heritage tourism (Economic Impacts of Historic Preservation in South Carolina, 2003). Peter Yesawich, marketing executive, suggested in his 2009 remarks to Chamber of Commerce that Hilton Head Island, in addition to its beaches, golf, clay tennis courts, and lush green environment might benefit from another attraction which might keep visitors in the hotels for one additional day.

Heritage tourism is defined as traveling to experience the places and activities that authentically represent the stories and people of the past and present. (National Trust for Historic Preservation)

Data collected by the Travel Industry Association and the Smithsonian Magazine, 2003 suggest the following:

1. 81% of Americans who travel are considered historic/cultural travelers.
2. These travelers spend more money, \$623 vs. \$457. These trips tend to be longer. These comparisons exclude cost of transportation.
3. 30% of these heritage travelers' destination was influenced by a specific historic event or activity.
4. Almost half, 44% include shopping as compared to 33% of other travelers.
5. Historic travelers are slightly older, 6 in 10 have college degrees.

Who might the Mitchelville Preservation Project attract to "Mitchelville Freedom Park"? Target Markets: Area residents because of the emphasis put on their sense of place and the pride exhibited. The Project will focus on youth by placing emphasis on education and the Mitchelville story. The Project will direct some attention toward Media to gain "feature" attention and placement. Finally, the African American family will be a target group because of the inspiration and uniqueness within the Mitchelville story that directly relates to a potential interest among African Americans.

A possible exciting and productive challenge will be the task of partnering with other heritage operations on the Island to coordinate events and heritage theme exhibits to the maximum benefit of each partner and to our County. In pursuit of this cooperation, the Project Committee members will meet with each heritage organization on the Island and engaged them in dialogue about our plans. The Project believes economic development is more likely to work if there is a network of organizations dedicated to the same goal.

### ***External Marketing***

This work will include:

1. Word of mouth to citizens in Beaufort County and especially Hilton Head. We will plan "hosting" across the area where the Project will talk about the Mitchelville freedom story and potentially raise funds. The local media will be enlisted to get out the word and offer Committee members an opportunity to talk about the excitement around the Project.
2. The Project has already started discussions about a comprehensive website. Brochures with maps of the entire Mitchelville town plat are being planned.
3. The Project plans to create a sesquicentennial event in recognition of the 150 year anniversary of the Civil War and the early plans for Mitchelville.
4. The Project plans to work with the State, Federal and other successful preservation organizations for their professional advice, i.e., Charleston Preservation group which is considered one of the best in the country will be contacted for technical assistance. The Project, as we have stated will seek the advice of both Beaufort County Chambers of Commerce.
5. We will identify and attract travel journalist with whom the Project can work to place Mitchelville in travel columns.
6. The same idea will be used for major media markets/Oprah, Soledad CNN/ on "finding Mitchelville" its heritage across the country.
7. The Project will begin to put together an electronic data base of potential visitors.

### ***Financials***

Because the Mitchelville Preservation Project is a "start-up", the costs below are projected based on "best estimates" of the start-up needs. The lists below are costs for start-up activities only.

The Project has come a good distance without dedicated staff. It will continue with a dedicated cadre of volunteers. The Project will continue to bank on the wise guidance of County and Town officials and the work of its governing

Committee of volunteers. The activities below are scheduled for any initial start-up funds. A percentage of any amounts received are allocated for each activity based on priorities set by the Project Committee.

1. Broad research action to continue to uncover the Mitchelville story. For example, an oral history collection project beginning with the HHI descendents
2. Market Feasibility and Program Development
3. 501(3c) work including liability insurance
4. Preparation for 150 year celebration of opening of "Mitchelville Freedom Park/Hilton Head" and constructing of an open pavilion for displays
5. Communication, Internet site development, principal brochure with map of Mitchelville and introductory information events
6. Design of "Mitchelville Freedom Park" as described in vision and develop estimate construction and technology cost
7. Local "Mitchelville historic district ordinance" development and cost of appropriate signage/10%
8. Project Coordinator and fundraiser
9. Shared office space with equipment and supplies

\*\*\*End Working Document\*\*\*

# Mitchelville Freedom Park

Hilton Head Island, South Carolina  
Preliminary Master Plan

July 28, 2010  
Prepared by:



- Resident Cottages
- Replicas of Residence
- Excavation Sites
- Heritage Path (Shell/Sand Path)

Link to Ft. Howell  
& Other Historic Sites

- Parking
- Drop Off with Flags
- Entry Plaza & General Mitchel Statue
- The Store
- Welcome Center/Meeting House
- The School

- Open Air Pavilion/Theater
- Commemorative Wall
- Harriet Tubman Statue
- Period Garden Plot
- Observation Platform (Existing)



NORTH



SCALE

Note: Boundary, tree, and topographic data and Mitchelville 1864 plan taken from digital data provided by the Town of Hilton Head Island (Mitchelville\_data.zip, 06/14/10). Existing conditions and aerial photography taken from digital data provided by the Town of Hilton Head Island (jfish\_block.dwg, j-fishha.dwg, j-fishha\_sampling.dwg, and Mitchelville\_aerial09.jpg; 07/14/10).