



Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, December 7, 2011
9:00 a.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 mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes - Planning Commission Meeting November 16, 2011**
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
Public Hearing
PPR110006– Application for Public Project Review from the Town of Hilton Head Island to construct a multi-use pathway along William Hilton Parkway from Long Cove Drive to Fresh Market Shops. *Presented by: Shea Farrar*

Public Hearing
PPR110007– Application for Public Project Review from the Town of Hilton Head Island to construct a multi-use pathway along Sol Blatt Jr. Cross Island Parkway access ramps from William Hilton Parkway to the access to Honey Horn. Also included are new signalized pedestrian crossings on William Hilton Parkway at Gum Tree Road and pavement markings along William Hilton Parkway that will modify the traffic patterns.
Presented by: Jayme Lopko
- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Reports**
- 13. Staff Reports**
- 14. Adjournment**

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

*** Upcoming Planning Commission Meetings**

1. Regular Planning Commission Meeting – December 21, 2011 at 3:00pm

* Please refer to the Town's website for complete and up-to-date information on all Town meetings.

1 **TOWN OF HILTON HEAD ISLAND**
2 **Planning Commission**

3 **Minutes of the Wednesday, November 16, 2011 Meeting**
4 **3:00p.m. – Benjamin M. Racusin Council Chambers**

DRAFT

5
6
7 Commissioners Present: Chairman Loretta Warden, Vice Chairman Tom Lennox, David Bennett,
8 Jack Docherty, Terry Ennis, Bryan Hughes, and Gail Quick

9
10 Commissioners Absent: Charles Young

11
12 Town Council Present: Bill Ferguson, George Williams and Lee Edwards

13
14 Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator
15 Shea Farrar, Senior Planner; Jennifer Lyle, Assistant Town Engineer
16 Darrin Shoemaker, Traffic & Transportation Engineer
17 Kathleen Carlin, Secretary & Administrative Assistant
18

19 **1. Call to Order**

20 **2. Pledge of Allegiance to the Flag**

21 **3. Roll Call**

22 **4. Freedom of Information Act Compliance**

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

25 **5. Approval of Agenda**

26 The agenda was **approved** as presented by general consent.

27 **6. Approval of Minutes**

28 The Planning Commission **approved** the minutes of the November 2, 2011 meeting as
29 amended by general consent.

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

31 None

32 **8. Unfinished Business**

33 None

34 **9. New Business**

35 **Public Hearing**

36 **PPR110004** – Application for Public Project Review from the South Carolina Department of
37 Transportation to replace the bridge over Jarvis Creek on Spanish Wells Road. The replacement
38 bridge will be constructed with a new alignment that will shift the roadway to the west of the
39 existing bridge. Chairman Warden introduced the application and opened the public hearing.
40 Chairman Warden requested that staff make their presentation.

41
42 Mrs. Jayme Lopko made the presentation on behalf of staff. Staff recommended that the
43 Planning Commission find this application to be compatible with the Town's Comprehensive
44 Plan for location character and extent based on the Findings of Facts and Conclusions of Law

1 determined by the LMO Official. The anticipated schedule for this project is to commence
2 right-of-way acquisition in Winter 2011-2012 while the project is under design and
3 construction would begin in Winter 2012-2013.
4

5 The project would take approximately 12 to 15 months to complete. The existing bridge of
6 Jarvis Creek was built in 1955 and has been found to be structurally deficient and nearing the
7 end of its useful life. This project is to replace the existing bridge with an 880 foot long by
8 43.25 foot wide bridge.
9

10 The proposed bridge will include two 12 foot wide lanes with an eight foot wide shoulder and
11 concrete barrier on either side. The proposed bridge will be constructed three feet higher and in
12 a new alignment to the east of the existing bridge.
13

14 Mrs. Lopko presented an in-depth review of the application including the project narrative,
15 site map, and the proposed bridge layout. Mrs. Lopko reviewed the Findings of Fact and
16 Conclusions of Law as stated in the staff's report. At completion of the staff's presentation,
17 Chairman Warden requested that the applicant make his presentation.
18

19 Mr. Alan Matienzo, with South Carolina Department of Transportation (DOT), presented
20 statements in support of the application. Mr. Matienzo reviewed the public community
21 presentation that was made by the Department of Transportation in June 2011. Following the
22 applicant's presentation, Chairman Warden stated her appreciation to the applicant for their
23 efforts in making the public aware of this project. Chairman Warden then requested public
24 comments on the application.
25

26 Mr. Peter Ovens, citizen, presented statements regarding the construction timeline for the
27 project. A second speaker (*unintelligible name*) also presented comments regarding the
28 application. At the completion of public comments, Chairman Warden stated that the public
29 hearing for this application is closed. Following final discussion by the Planning Commission,
30 Vice Chairman Warden requested that a motion be made.
31

32 Commissioner Docherty made a **motion to approve** application for Public Project Review,
33 PPR110004 as presented by the staff. The Planning Commission finds this application to be
34 compatible with the Town's Comprehensive Plan for location, character and extent based on the
35 Findings of Facts and Conclusions of Law determined by the LMO Official and stated in the
36 staff's report. Vice Chairman Lennox **seconded** the motion and the motion **passed** with a vote
37 of 7-0-0.
38

39 **Public Hearing**

40 **PPR110005**– Application for Public Project Review from the Town of Hilton Head Island to
41 construct a multi-use pathway along William Hilton Parkway from Long Cove Drive to The
42 Village of Wexford and along Wexford Drive from William Hilton Parkway toward the
43 Wexford roundabout. Also included are new signalized pedestrian crossings and median
44 refuges on William Hilton Parkway at New Orleans Road/The Village at Wexford and at
45 Shipyard Dr./Wexford Dr., and a right turn lane on William Hilton Parkway to serve New
46 Orleans Road. Chairman Warden introduced the application and opened the public hearing.
47 Chairman Warden requested that staff make their presentation.
48

1 Ms. Shea Farrar made the presentation on behalf of staff. Staff recommended that the Planning
2 Commission find this application to be compatible with the Town's Comprehensive Plan for
3 location, character and extent based on the Findings of Facts and Conclusions of Law as
4 determined by the LMO Official. Application for Public Project Review from the Town of
5 Hilton Head Island is to construct a multi-use pathway along William Hilton Parkway from
6 Long Cove Drive to The Village of Wexford and along Wexford Drive from William Hilton
7 Parkway toward the Wexford roundabout. Also included are new signalized pedestrian
8 crossings and median refuges on William Hilton Parkway at New Orleans Road/The Village at
9 Wexford and at Shipyard Dr./Wexford Dr., and a right turn lane on William Hilton Parkway to
10 serve New Orleans Road.

11
12 The Town of Hilton Head Island has identified the need for an additional multi-purpose
13 pathway connection between The Village at Wexford and Long Cove Drive and along Wexford
14 Drive. This section of pathway will help connect residential areas to nearby commercial uses.
15 Crosswalks will be added at the two signalized intersections at New Orleans Road and Shipyard
16 Drive. Also included in the project is the improvement of the intersection at William Hilton
17 Parkway and New Orleans Road. A right turn lane from William Hilton Parkway is needed to
18 serve New Orleans Road, which will improve how the intersection functions as well as the
19 general traffic flow of William Hilton Parkway in this area.

20
21 Ms. Farrar stated that the pathways will be designed to match the existing asphalt multi-purpose
22 pathways used by the Town. The path will meander along the roadside and the project will be
23 designed with sensitivity to natural resources. Signalized crosswalks, including pedestrian
24 refuges, will be designed in a manner consistent with current standards for these projects. Ms.
25 Farrar presented an in-depth presentation of the application, including the project narrative
26 and vicinity map. Ms. Farrar presented the Findings of Fact and Conclusions of Law.
27 Following staff's presentation, the Planning Commission asked for input from the Town's
28 Engineering and Traffic/Transportation Department.

29
30 Ms. Jennifer Lyle, Assistant Town Engineer, and Mr. Darrin Shoemaker, Traffic and
31 Transportation Engineer, for the Town presented statements in support of the application. The
32 Planning Commission and staff discussed the intent of the project. Following their
33 discussion, Chairman Warden requested public comments on the application.

34
35 Mr. Peter Ovens, citizen, presented statements regarding the intent of the project. Mr. Frank
36 Babel presented statements in support of the pathway project. At the completion of public
37 comments, Chairman Warden stated that the public hearing for the application is closed.
38 Following final discussion by the Planning Commission, Chairman Warden requested that a
39 motion of the application be made.

40
41 Commissioner Ennis made a **motion to approve** application for Public Project Review,
42 PPR110005 as presented by staff. The Planning Commission finds this application to be
43 compatible with the Town's Comprehensive Plan for location, character and extent based on the
44 Findings of Facts and Conclusions of Law determined by the LMO Official and stated in the
45 staff's report. Commissioner Quick **seconded** the motion and the motion **passed** with a vote
46 of 7-0-0.

1
2 **10. Commission Business**

3 Presentation by developers of Shelter Cove Mall regarding future redevelopment

4 Chairman Warden stated that today's he developer's presentation is for information purposes
5 only. No action will be taken by the Planning Commission today. Following introductory
6 comments, Chairman Warden requested that the developers make their presentation.

7 Mr. Mark Senn, president of Blanchard & Calhoun, developing partner of the project, made the
8 opening presentation. Mr. Senn presented two overhead conceptual drawings for redevelopment
9 of the mall. The plans call for tearing down much of the mall, with exception of the Belk store,
10 and turning some of the property into a walkable village of shops. Kroger will serve as a
11 secondary anchor to the mall and will be located next to the Belk department store. Plans call for
12 developing about 250,000 square feet of new retail space, more open space, and 220 apartments
13 overlooking Broad Creek. Increased view of the water is a major component of the plan.

14 The Planning Commission and Mr. Senn discussed the developer's two conceptual plans and
15 mutually decided that a hybrid of the two conceptual plans would probably be the best solution
16 for this redevelopment. A couple of other participants, including Mr. Mark Baker, with Wood +
17 Partners, presented statements in support of the project. The Planning Commission discussed the
18 intent of the project including the walkable village of shops and the community space.

19 The Planning Commission discussed the importance of the revitalization of this area and stated
20 their support for the direction of the project. A hybrid of the two conceptual plans presented
21 today is recommended. Commissioner Quick stated that the developers of the Shelter Cove Mall
22 are entrusted with an important piece of property; and development should be in concert with
23 established principles and core values of the Town. Chairman Warden agreed with these
24 statements. The Planning Commission looks forward to future public review of this important
25 project.

26 **11. Chairman's Report**

27 None

28 **12. Committee Reports**

29 LMO Rewrite Committee: Commissioner Quick stated that the Town has received
30 five (5) consultant proposals as part of the Request for Proposals. Additional information on
31 these proposals will be provided when available.

32 **13. Staff Reports**

33 None

34 **14. Adjournment**

35 The meeting was adjourned at 4:30p.m.

36
37 Submitted By:

Approved By:

38
39
40 _____
41 Kathleen Carlin
42 Administrative Assistant

40 _____
41 Loretta Warden
42 Chairman



**TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT
DEPARTMENT**

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

**STAFF REPORT
PUBLIC PROJECT REVIEW**

Case #	Name of Project	Public Hearing Date
PPR110006	Pathway from Long Cove to Fresh Market Shoppes	December 7, 2011

Parcel Data and Location	Applicant
Pathway between Long Cove Drive and Fresh Market Shoppes	Galen Knighten Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928

Application Summary

Application for Public Project Review from the Town of Hilton Head Island to construct 5,800 linear feet of multi-purpose pathway connecting Long Cove Drive with Fresh Market Shoppes.

Staff Recommendation

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

Background:

The Town of Hilton Head Island has identified the need for an additional multi-purpose pathway connection between Long Cove Drive and Fresh Market Shoppes. This pathway is proposed for construction in fiscal year 2013 as part of the Town's Capital Improvement Program. The pathway will provide the opportunity to walk and bike from commercial to residential areas.

Description of Project:

The pathway will be designed to match the existing asphalt multi-purpose pathways used by the Town. The path will meander along the roadside and the project will be designed with sensitivity to natural resources.

Location, Character, and Extent:

LMO Section 16-3-1201. Applicability and Purpose

*The Planning Commission shall review any new street, structure, utility, square, park, or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, and make a determination of compatibility with the Comprehensive Plan for **location, character and extent.***

Summary of Facts and Conclusions of Law:

Findings of Facts:

- Notice of the Public Project Application was published in the Island Packet on October 30, 2011 as set forth in LMO 16-3-110 and 16-3-111.
- Notice of the Public Project Application was posted and mailed as set forth in LMO 16-3-110 and 16-3-111.
- A public hearing is being held on December 7, 2011 as set forth in LMO 16-3-1204A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1204.

Conclusion of Law:

The Public Project application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO 16-3-110, 16-3-111 and 16-3-1204A.

Summary of Facts and Conclusions of Law:

Findings of Facts.

The adopted Comprehensive Plan addresses *the location, character and extent* of this project in the following areas:

Community Facilities Element

Goal 6.3 – Transportation Network

- D. The goal is to have a pathway network that provides for recreational opportunities as well as an alternative means of transportation to and on the Island.

Implementation Strategy 6.3 – Transportation Network

- C. Continue to expand the Island’s pathway network.

Transportation Element:

Goal 9.4 – Multi-Use Pathways

- A. The goal is to expand the pathway network to provide pedestrians, bicyclists, and other users of non-motorized transit with safe and efficient infrastructure to connect residential and tourist areas to school, parks, commercial areas, and potential off-Island connections.

Implementation Strategy 9.4 – Multi-Use Pathways

- A. Expand the Island’s Multi-Use Pathway System to connect all appropriate land uses such as parks, schools, open spaces, and beach access facilities on the Island along with residential and commercial destinations.

Recreation Element

Goal 10.4 – Pathways

- A. Continually make improvements to the existing pathway system and provide new pathway links.

Conclusions of Law:

For the Location of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities Element, Transportation Element and Recreation Element for the location of this project.
- The proposed pathway will result in a 5,800 linear foot expansion of the Town’s pathway system.
- The pathway will be located in an existing transportation corridor and will provide the opportunity for alternative transportation.

For the Character of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities Element, Transportation Element and Recreation Element for the character of this project.
- The pathway is compatible with the residential and commercial land uses in the area.
- The pathway will meander along side of the roadway consistent with the character of existing pathways. It will be designed to minimize disturbance to existing natural resources.

For the Extent of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities Element, Transportation Element and Recreation Element for the extent of this project.
- The proposed pathway will result in an additional pathway link along William Hilton Parkway and will increase the recreational capacity of the Town’s pathway system, improve pedestrian safety, and provide for an alternative transportation route into both residential and commercial areas.

LMO Official Determination

Determination: Staff determines that this application is compatible with the Comprehensive Plan for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion:

The Planning Commission's role is to determine if the application is compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

SF

Shea Farrar
Senior Planner

November 18, 2011

DATE

REVIEWED BY:

TBL

Teri B. Lewis, AICP
LMO Official

November 18, 2011

DATE

REVIEWED BY:

JL

Jayme Lopko, AICP
Senior Planner and PC Coordinator

November 18, 2011

DATE

ATTACHMENTS:

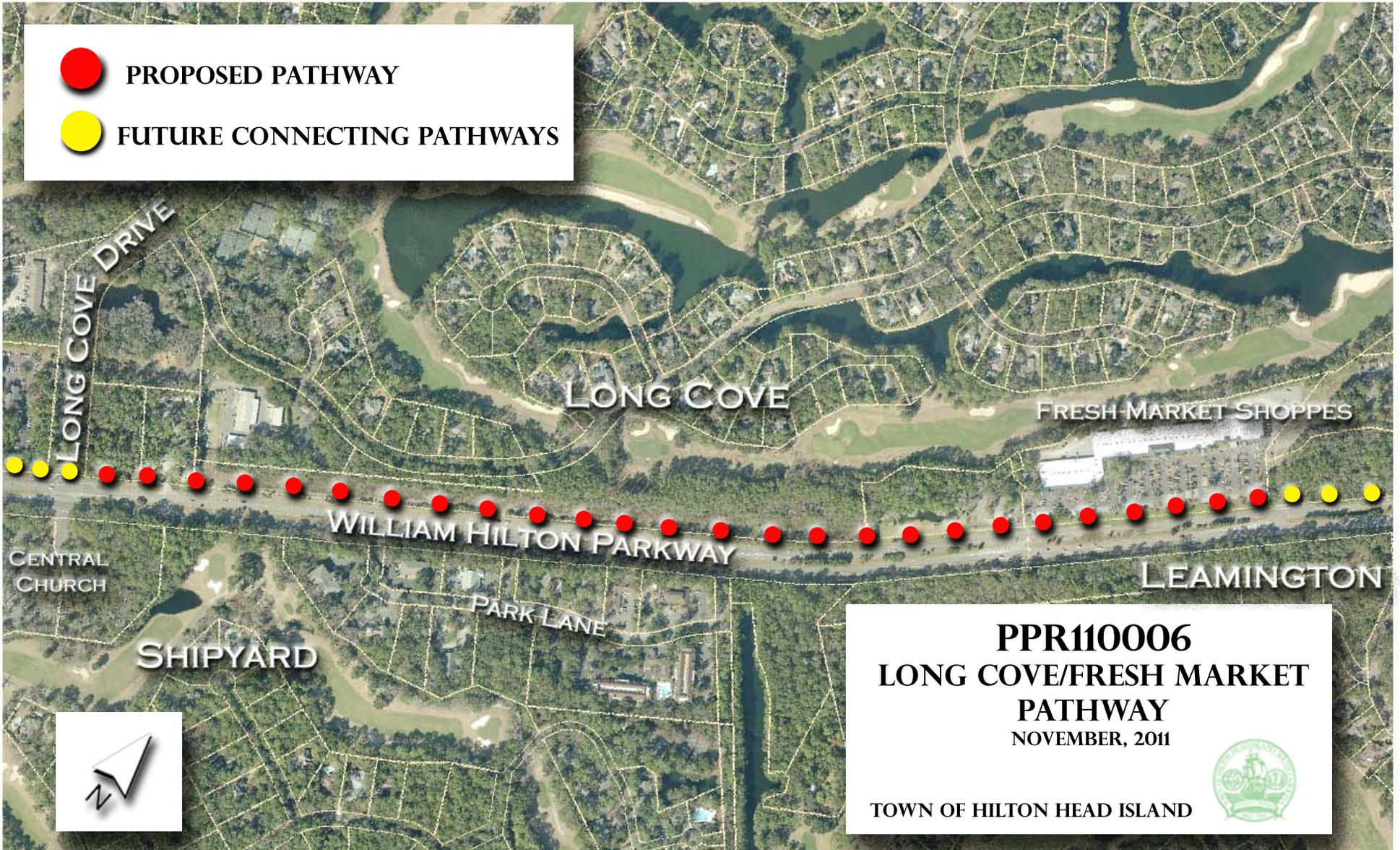
- A) Project Map
- B) Project Narrative



PROPOSED PATHWAY



FUTURE CONNECTING PATHWAYS



PPR110006
LONG COVE/FRESH MARKET
PATHWAY
 NOVEMBER, 2011

TOWN OF HILTON HEAD ISLAND



PPR Narrative

Multi-use Pathway – Long Cove Drive to Fresh Market Shoppes

The Town of Hilton Head Island is proposing to build a new multi-use pathway along William Hilton Parkway (Business). The new pathway will provide a connection at the existing pathway at Long Cove Drive and will continue westward on the on-island side of William Hilton Parkway (Business) and will terminate at the westernmost entrance to the Fresh Market Shoppes.

The proposed pathway will provide an approximate 5,800 linear feet of 8'-10' wide pathway to the existing pathway network. The pathway surface will consist of an asphalt surface. Tree impact will be kept to a minimum. Crosswalks, which include the ADA Detectable Warning Surface, will be used at all road crossings.

When the project is completed, the area around the pathway will be landscaped to provide a pleasing esthetic to the area. The pathway will serve area residents a safer access to area shopping and dining.



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT PUBLIC PROJECT REVIEW

Case #	Name of Project	Public Hearing Date
PPR110007	Honey Horn Access Improvements	December 7, 2011

Parcel Data and Location	Applicant
Intersection of Gum Tree Road and William Hilton Parkway; Cross Island Parkway access ramp; and access to Honey Horn on William Hilton Parkway	Darrin Shoemaker Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928

Application Summary

Application for Public Project Review from the Town of Hilton Head Island to construct a multi-use pathway along Sol Blatt Jr. Cross Island Parkway access ramps from William Hilton Parkway to the access to Honey Horn. Also included are new signalized pedestrian crossings on William Hilton Parkway at Gum Tree Road and pavement markings along William Hilton Parkway that will modify the traffic patterns.

Staff Recommendation

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

Background:

Town Council approved a master plan for the Honey Horn property in 2002 and approved an update in May of 2009 on behalf of the Coastal Discovery Museum. The master plan update included provisions that the gated maintenance access on William Hilton Parkway serving Honey Horn would be converted into a fully-functioning right-in/right-out access. The master plan update actually referenced a "one way entrance" at this location, however due to this access being used as an exit for attendees of the Concours d'Elegance and other special events held at Honey Horn, a right in/right out is being proposed. The 2009

master plan update also cited the need to provide pathway access to Honey Horn, but provided no details.

A project to create a free-flowing right-turn movement for motorists exiting the Cross Island Parkway across from Gum Tree Road onto on-island William Hilton Parkway has been programmed in the CIP for many years. Due to their proximity to each other, the projects have been combined. This project identified in the Fiscal Year 2012 CIP and is proposed for construction starting in the Spring of 2012 with completion prior to the 2012 Concours event at Honey Horn.

Description of Project:

The Town proposes to construct a pathway to connect the main entrance of Honey Horn to the Town's existing pathway network. This would be done by constructing a pathway along the western side of the access ramps serving the Sol Blatt Jr. Cross Island Parkway from William Hilton Parkway opposite Gum Tree Road to the existing main Honey Horn entrance located on the access ramps. Decorative stamped asphalt crosswalks, served by new pedestrian signals, will be provided on William Hilton Parkway and the Cross Island Parkway. The pedestrian signals serving pedestrians crossing William Hilton Parkway will be pushbutton-actuated in order to ensure that the pedestrian signal's timing is adequate to accommodate elderly or physically challenged individuals using the crosswalk while impacting the flow of traffic on William Hilton Parkway as little as possible. The Town may provide a median refuge to assist pedestrians and bicycles crossing William Hilton Parkway.

In addition, pavement marking revisions will be accomplished on eastbound William Hilton Parkway at the Gum Tree Road intersection and also at the currently-gated secondary maintenance entrance serving the Honey Horn property. The pavement marking revisions will convert the third (outer) of three available through lanes on eastbound William Hilton Parkway to an auxiliary lane exclusively dedicated to use by motorists turning right into or out of the side streets at these two locations. This will facilitate the future use of Honey Horn's gated maintenance access on William Hilton Parkway as a fully-functioning primary access, and greatly improving operations and safety where the toll road's access ramps intersect William Hilton Parkway. These improvements will allow motorists to turn right from the Cross Island Parkway off-ramp onto eastbound William Hilton Parkway in a free-flowing manner without having to yield to other traffic at all times, regardless of the traffic signal's display.

Location, Character, and Extent:

LMO Section 16-3-1201. Applicability and Purpose

The Planning Commission shall review any new street, structure, utility, square, park, or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, and make a determination of compatibility with the Comprehensive Plan for location, character and extent.

Summary of Facts and Conclusions of Law:

Findings of Fact:

- Notice of the Public Project Application was published in the Island Packet on October 30, 2011 as set forth in LMO 16-3-110 and 16-3-111.
- Notice of the Public Project Application was posted and mailed as set forth in LMO 16-3-110 and 16-3-111.
- A public hearing will be held on December 7, 2011 as set forth in LMO 16-3-1204A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1204.

Conclusion of Law:

The Public Project application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO 16-3-110, 16-3-111 and 16-3-1204A.

Summary of Facts and Conclusions of Law:

Findings of Facts:

The adopted Comprehensive Plan addresses *the location, character and extent* of this project in the following areas:

Community Facilities Element

Implication for the Comprehensive Plan Zoning

- While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.

Goal 6.3 – Transportation Network

- D. The goal is to have a pathway network that provides for recreational opportunities as well as an alternative means of transportation to and on the Island.

Implementation Strategy 6.3 – Transportation Network

- C. Continue to expand the Island’s pathway network.

Transportation Element:

Implication for the Comprehensive Plan

- Pathways do not currently serve all areas of the Island. The Town should continue to move forward with construction of pathways to connect these areas.

Goal 9.4 – Multi-Use Pathways

- A. The goal is to expand the pathway network to provide pedestrians, bicyclists, and other users of non-motorized transit with safe and efficient infrastructure to connect residential and tourist areas to school, parks, commercial areas, and potential off-Island connections.

Implementation Strategy 9.4 – Multi-Use Pathways

- A. Expand the Island’s Multi-Use Pathway System to connect all appropriate land uses such as parks, schools, open spaces, and beach access facilities on the Island

along with residential and commercial destinations:

- ii. Identify areas for sidewalk or multi-use pathway locations which have significant commercial, recreational, resort, entertainment or other intense public use but do not have adequate pedestrian or bicycle access.

Recreation Element

Goal 10.4 – Pathways

- A. Continually make improvements to the existing pathway system and provide new pathway links.

Implementation Strategy 10.4 – Pathways

- A. Continually make improvements to the existing pathway system and provide new pathway links.

Conclusions of Law:

For the Location of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities, Transportation, and Recreation Elements for the location of this project.
- The proposed pathway will result in a 326 linear foot expansion of the Town’s pathway system. It will also provide a pathway link to Honey Horn and the Coastal Discovery Museum.
- The pathway will be located in an existing transportation corridor and will provide the opportunity for alternative transportation.

For the Character of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities, Transportation and Recreation Elements for the character of this project.
- The pathway is compatible with the recreational and commercial land uses.
- The pathway will run along the side of the roadway consistent with the character of existing paths and will be designed to minimize disturbance to existing natural resources.

For the Extent of the project:

- Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Community Facilities, Transportation, and Recreation Elements for the extent of this project.
- The proposed pathway will connect pathways along US 278 to Honey Horn and the Coastal Discovery Museum. This connection will increase the recreational capacity of the Town’s pathway system, improve pedestrian safety, and provide for an alternative transportation route into Honey Horn for events as well as for visitors to the Coastal Discovery Museum.

LMO Official Determination

Determination: Staff determines that this application is compatible with the Comprehensive Plan for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion:

The Planning Commission's role is to determine if the application is compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

JL

Jayme Lopko, AICP
Senior Planner

November 17, 2011

DATE

REVIEWED BY:

TBL

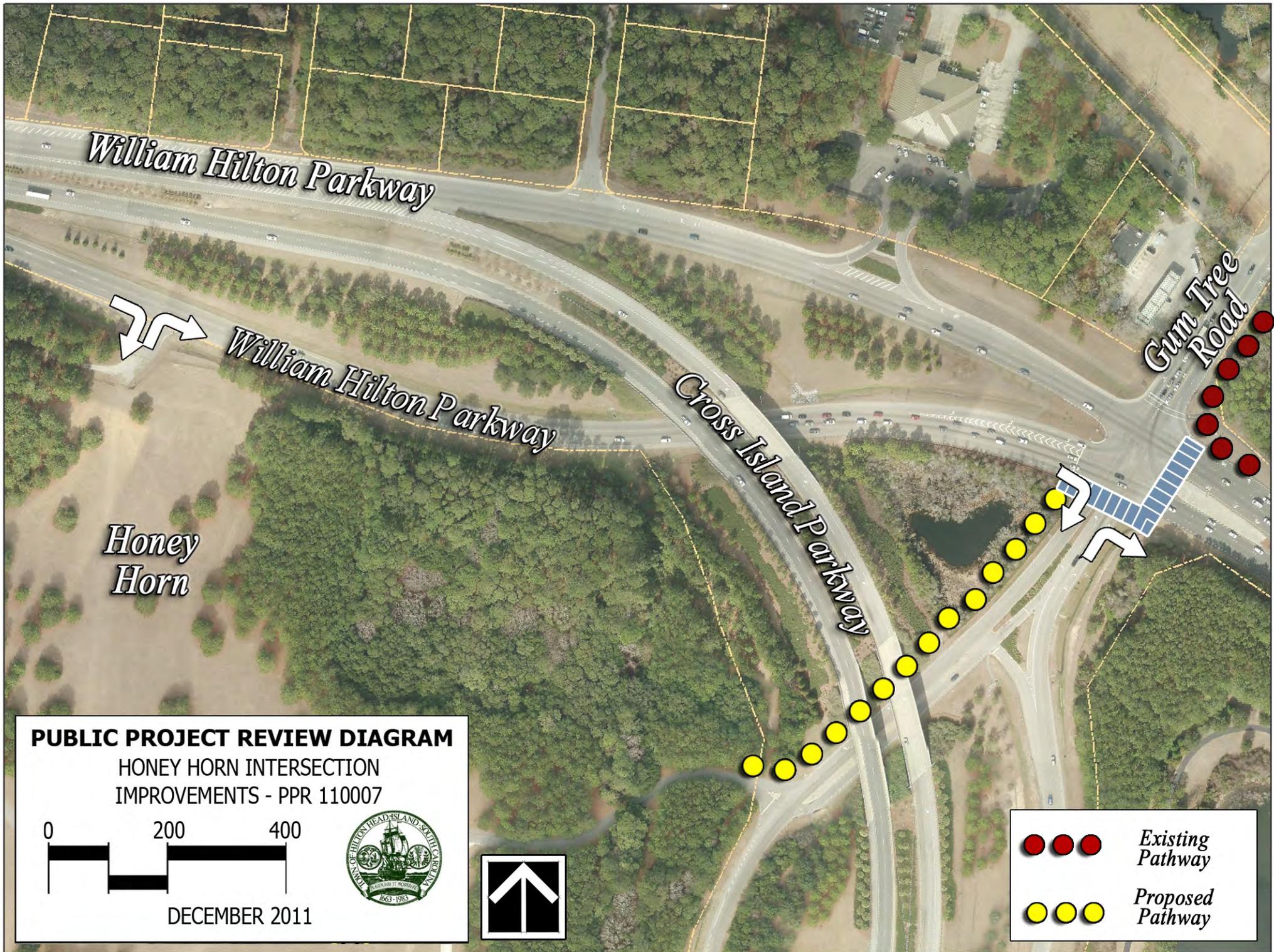
Teri B. Lewis, AICP
LMO Official

November 17, 2011

DATE

ATTACHMENTS:

- A) Project Map
- B) Project Narrative



HONEY HORN ACCESS IMPROVEMENT PROJECT

October 18th, 2011

Public Project Review Narrative – PPR110007

Planning Commission Date: December 7th, 2011

The Town of Hilton Head Island as applicant proposes to construct a pathway and pavement marking revision project to connect the main entrance of the Town's Honey Horn property to the Town's existing pathway network. This would be done by constructing a pathway along the western side of the access ramps serving the Sol Blatt Jr. Cross Island Parkway from William Hilton Parkway opposite Gum Tree Road to the existing main Honey Horn entrance located on the access ramps. Decorative stamped asphalt crosswalks, served by new pedestrian signals, will be provided on William Hilton Parkway and the Sol Blatt Jr. Cross Island Parkway ramps at right angles to each other, completing the desired connectivity between the main Honey Horn entrance and existing pathway network. The pedestrian signals serving pedestrians crossing William Hilton Parkway will be pushbutton-actuated in order to ensure that the pedestrian signal's timing is adequate to accommodate elderly or physically challenged individuals using the crosswalk while impacting the flow of traffic on William Hilton Parkway as little as possible. The Town will attempt to provide a median refuge to assist pedestrians and bicycles crossing William Hilton Parkway in the project.

In addition, pavement marking revisions will be accomplished on eastbound William Hilton Parkway at the signalized intersection with the toll road's access ramps, and also at the currently-gated secondary maintenance entrance serving the Honey Horn property. The pavement marking revisions will convert the third (outer) of three available through lanes on eastbound William Hilton Parkway to an auxiliary lane exclusively dedicated to use by motorists turning right into or out of the side streets at these two locations, thereby facilitating the future use of Honey Horn's gated maintenance access on William Hilton Parkway as a fully-functioning primary access, and greatly improving operations and safety where the toll road's access ramps intersect William Hilton Parkway. These improvements will allow motorists to turn right from the Cross Island Parkway off-ramp onto eastbound William Hilton Parkway in a free-flowing manner without having to yield to other traffic at all times, regardless of the traffic signal's display.

The improvements as designed conceptually support the goals outlined in the Honey Horn master plan adopted by Town Council in May 2009. The project is being funded with both tax increment financing district revenues and hospitality tax monies available in the current fiscal year's Capital Improvements Program.