



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

**Tuesday, September 4, 2012**

**2:00 p.m.**

**Benjamin M. Racusin Council Chambers**

**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**
  - Approval of Minutes from August 7, 2012
- 4. Unfinished Business**
- 5. New Business**
  - Proposed Temporary Construction Easement for Utility Relocation
  - Proposed Shelter Cove Community Park – Potential Park Elements
  - Palmetto Hall Directional Sign
  - Request from Community Foundation of the Lowcountry Regarding Future Sites for Public Art
- 6. Adjournment**

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

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## TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

5 Date: August 7, 2012

Time: 3:00 P.M.

7 Members Present: Kim Likins, George Williams, Bill Harkins

9 Members Absent: None

11 Staff Present: Shea Farrar, Jeff Buckalew, Shawn Colin

13 Others Present: Ken Heitzke, Bill Ferguson, *Councilmen*

15 Media Present: None

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18 **1. Call to Order.**

19 The meeting was called to order at 3:00 P.M.

20 **2. FOIA Compliance:**

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

23 **3. Committee Business:**

24 **1. Approval of Minutes: July 3, 2012**

25 Councilman Williams moved to approve the Minutes of July 3, 2012. Chairman Likins  
26 seconded. The Minutes of July 3, 2012 were unanimously approved. Councilman  
27 Harkins did not vote as he was not present at the meeting.

29 **4. Unfinished Business: None**

31 **5. New Business**

32 • **Spanish Wells Sewer Pump Station Location**

33 Shea Farrar stated staff is requesting the Public Facilities Committee recommend to  
34 Town Council the conveyance of permanent easement rights to Hilton Head Public  
35 Service District (HHPSD) for the establishment and operation of a sewer pump station  
36 and its required infrastructure on Town owned property located on Spanish Wells Road,  
37 with the following conditions:

- 38
- 39 ○ The easement area is limited to a 45 x 45 square foot area.
  - 40 ○ Access to the site is to be relocated to share access with any future development  
41 that occurs on the property.
- 42

43 After a brief discussion, Councilman Williams moved the Public Facilities Committee  
44 recommend to Town Council the conveyance of permanent easement rights to Hilton  
45 Head Public Service District for the establishment and operation of a sewer pump station  
46 and its required infrastructure on Town owned property located on Spanish Wells Road

47 with the above listed conditions. Councilman Harkins seconded. The motion  
48 unanimously passed. This item will be heard by Town Council at today's meeting at 4:00  
49 p.m.  
50

51 **6. Adjournment:**

52 Councilman Williams moved to adjourn. Councilman Harkins seconded the motion. The  
53 meeting was adjourned at 3:08 p.m.  
54

55 Respectfully Submitted,  
56

57  
58 \_\_\_\_\_  
59 **Karen D. Knox**  
60 **Senior Administrative Assistant**

DRAFT

# Memo



To: Public Facilities Committee

Via: Stephen G. Riley, Town Manager  
Scott Liggett, Dir. of PP&F / Chief Engineer

From: Heather L. Colin, Development Review Administrator

Subject: Proposed Temporary Construction Easement for Utility Relocation

Date: August 27, 2012

**Recommendation:** Staff recommends that Town Council grant a temporary construction easement to SCTC (Shelter Cove Towne Centre LLC) on a portion of Town owned property, commonly referred to as Shelter Cove Community Park and further identified as tax parcel number R520-012-00C-0000.

**Summary:** Ward Edwards, on behalf of SCTC (owners/developers of the ‘Mall Redevelopment’) have prepared plans for the relocation of a sewer lane which pertains to the demolition and utility relocation associated with the redevelopment of the Mall. The sewer line is proposed to be relocated to comply with other utility easement requirements and anticipated relocations crossing Town property and will not restrict future development on the site.

**Background:** The Mall redevelopment has been reviewed by various Town boards and Commissions (Town Council, Planning Commission, Parks and Recreation Commission). The relocation of the line is necessary to complete for all redevelopment of the site, regardless of the specific layout or approved conceptual plans. SCTC has requested that the temporary easement be granted at this time in order to begin demolition and site preparation for the phasing of construction and to allow for the relocation of utility lines from underneath the existing buildings and pavement to the relocated location shown on the attached site plan. The utility relocation is the first step that must be completed prior to the redevelopment of the site, including road relocation and any building construction.



P.O. Box 381  
Bluffton, SC 29910  
(843) 837-5250

August 16, 2012

Mr. Steve Riley  
Town Manager  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

Subject:       **Potential Sewer Easement**  
                  **Shelter Cove Towne Centre – Phase 1B**  
                  Project #110221B

Mr. Riley:

We are preparing two engineering plans on behalf of Shelter Cove Towne Centre, LLC which pertain to demolition and utility relocation near the existing mall. The sewer line relocation, which is based upon the proposed land plan, results in a section of pipe crossing the front of the Shelter Cove Memorial Park. Although, this property will ultimately be traded to Shelter Cove Towne Centre, LLC, the sewer line needs to be installed prior to the transfer.

We have attached several exhibits for your review:

1. 8.5"x11" exhibit of the proposed sewer crossing of Town property (R520-012-00C-0002-0000). The sewer line will cross the paved park entrance and pass between the park sign and a storm drain inlet. We are unable to position it differently as it must remain in the outer five feet of the soon-to-be-modified Santee Cooper powerline easement;
2. Existing Sewer Master Plan: This shows the existing configuration of sewer in the mall vicinity;
3. Proposed Sewer Master Plan: This shows the proposed sewer system overlaid with the redevelopment land plan;
4. Proposed Sewer Master Plan Overlay: This shows the same as the prior map but overlaid with the existing condition of the mall site;

Please review the attachments and notify us if the Town will require a written temporary construction easement and/or permanent utility easement prior to installation of this line. The line will ultimately be

Mr. Riley  
Shelter Cove Sewer Easement

August 16, 2012

owned by Broad Creek Public Service District (BCPSD); therefore, such a permanent utility easement would be granted to them by the property owner.

If you have any questions, please contact me at 843-837-5250 or [hduncan@wardedwards.com](mailto:hduncan@wardedwards.com)

Sincerely,

**Ward Edwards Engineering**



Heath E. Duncan, PE  
Project Manager

cc: Mark Senn  
Brad Sterling  
Wes Jones  
Heather Colin  
Rusty Hildebrand  
File 110221B

SHELTER COVE  
COMMUNITY PARK

N/F TOWN OF HILTON HEAD ISLAND  
R520-012-00C-0002-0000  
#39 SHELTER COVE LANE

PROPOSED 20'  
SEWER EASEMENT  
ACROSS PARCEL  
R520 012 00C  
0002 0000

CUT &  
PATCH  
DRIVEWAY

SHELTER COVE LANE

SHELTER COVE  
PLAZA

PLAZA AT SHELTER COVE



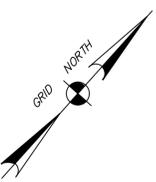
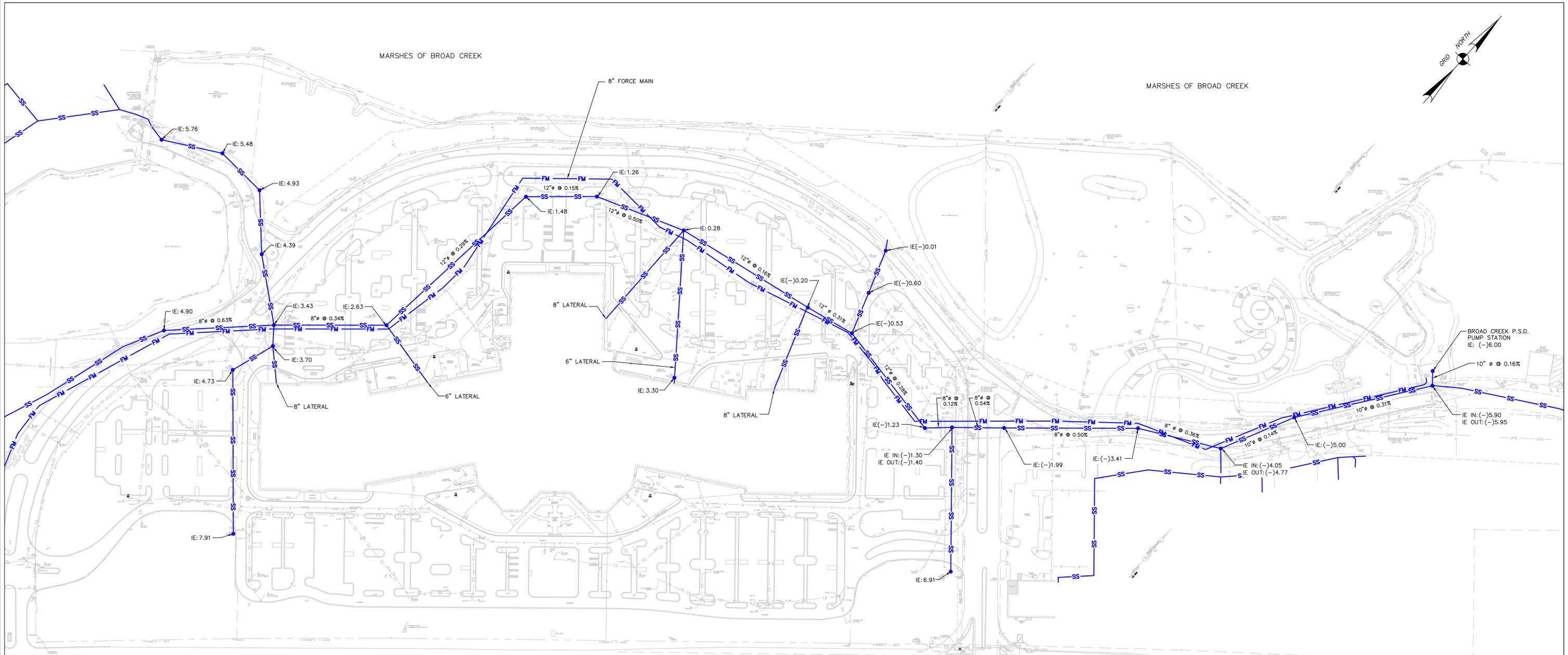
GRAPHIC SCALE



POTENTIAL SEWER EASEMENT  
SHELTER COVE TOWNE CENTRE--PHASE 1B

PREPARED FOR  
SHELTER COVE TOWNE CENTRE, LLC  
AUGUST 15, 2012

SCALE: 1"=60'  
PROJECT #: 110221b



WILLIAM HILTON PARKWAY  
U.S. HIGHWAY 278

WILLIAM HILTON PARKWAY  
U.S. HIGHWAY 278

**LAND PLAN REFERENCE:**

LAND PLAN PREPARED BY WOOD + PARTNERS AND DATED 05/29/2012.

**EXISTING UTILITY REFERENCES:**

1. GIS MAP PROVIDED BY BROAD CREEK PUBLIC SERVICE DISTRICT ON 09/07/2011.
2. TREE AND TOPOGRAPHIC SURVEY PREPARED BY SURVEYING CONSULTANTS, TERRY G. HATCHELL, SC PLS # 11059, AND DATED 04/16/2012.
3. SANITARY SEWER & WATER DISTRIBUTION AS-BUILT DRAWING FOR "THE MALL AT SHELTER COVE" PREPARED BY HUSSEY, GAY & BELL AND DATED 11/30/1987.

EXISTING SEWER LEGEND	
EXISTING GRAVITY SEWER LINE	— SS —
EXISTING GRAVITY SEWER MANHOLE	●
EXISTING FORCE MAIN	— FM —

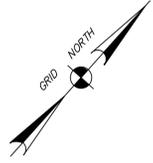
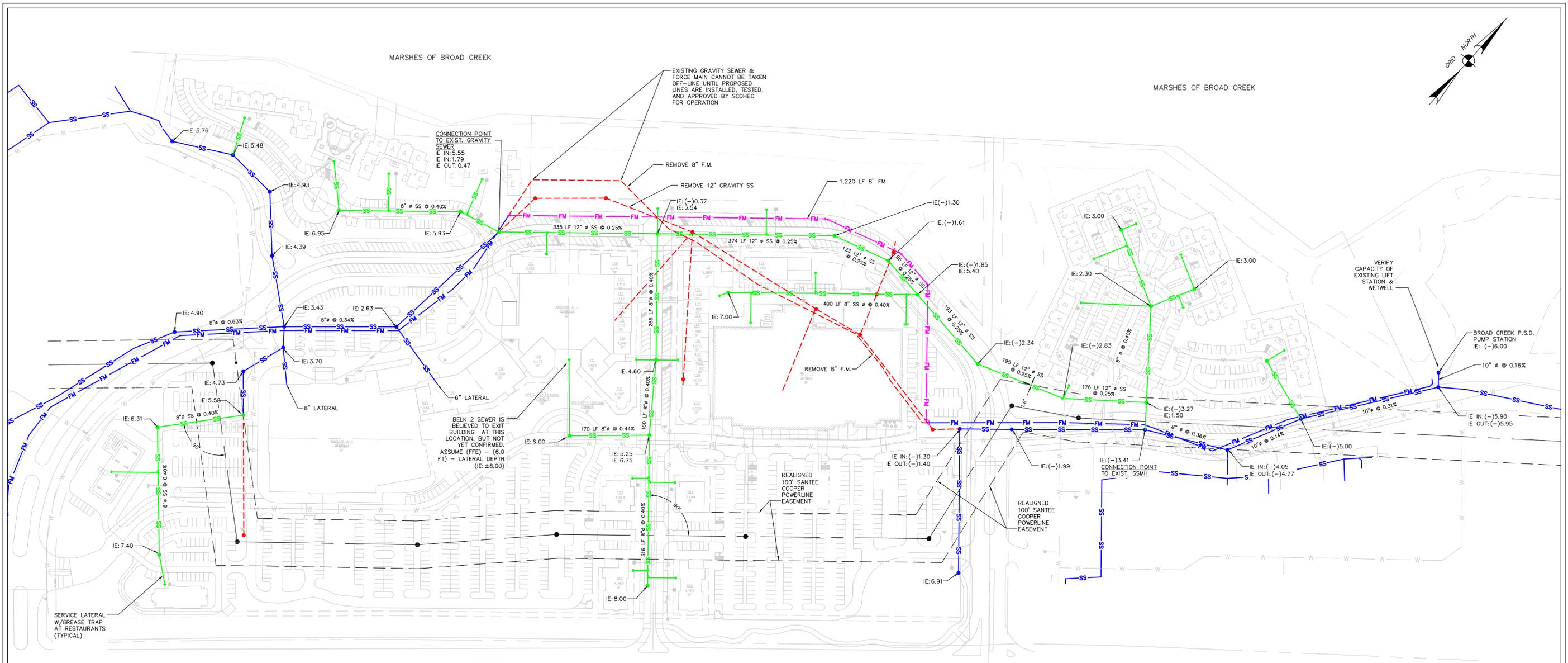
**EXISTING SANITARY SEWER SYSTEM  
SHELTER COVE TOWNE CENTRE**

Shelter Cove Towne Centre, LLC  
Hilton Head Island, SC

Date: 08/14/2012  
Project #: 110221  
Scale: 1" = 100'



O:\Data\Projects\110221\Master Plans\110221 Master Plans\110221.dwg, 8/14/2012 4:10:48 PM, 11



**PROPOSED SEWER ALIGNMENT NOTES**

- CROSSINGS OF EXISTING SEWER MAINS WERE MINIMIZED TO EXTENT POSSIBLE.
- EXISTING MAINS MUST REMAIN OPERABLE DURING INSTALLATION OF PROPOSED LINES TO MAINTAIN SERVICE TO NEWPORT, SHELTER COVE PLAZA, COMMUNITY PARK, MALL, AND EXECUTIVE PARK.
- REALIGNED POWER LINE EASEMENT CROSSINGS ARE PERPENDICULAR PER SANTEE COOPER GUIDELINES.
- SEGMENTS PARALLEL TO REALIGNED POWER LINE EASEMENT ARE KEPT WITHIN THE OUTER 10 FT OF THE EASEMENT. (SANTEE COOPER GUIDELINES LIMIT PARALLEL UTILITIES TO OUTER 5 FT).
- MAXIMUM 400 FT BETWEEN MANHOLES.

**LAND PLAN REFERENCE:**

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**PROPOSED WATER LEGEND**

PROPOSED WATER MAIN	— WL —
PROPOSED FIRE HYDRANT & G.V.	▼
PROPOSED VALVE	⋈
PROPOSED METER	■

**EXISTING SEWER LEGEND**

EXISTING GRAVITY SEWER LINE	— SS —
EXISTING GRAVITY SEWER MANHOLE	●
EXISTING FORCE MAIN	— FM —

**SEWER DEMOLITION LEGEND**

EXISTING GRAVITY SEWER TO BE REMOVED	- - - - -
EXISTING GRAVITY MANHOLE TO BE REMOVED	●
EXISTING FORCE MAIN TO BE REMOVED	- - - - -

**PROPOSED SEWER LEGEND**

PROPOSED GRAVITY SEWER	— SS —
PROPOSED GRAVITY MANHOLE	●
PROPOSED FORCE MAIN	— FM —
PROPOSED 6" SERVICE LATERAL	— SL —

**EXISTING WATER LEGEND**

EXISTING WATER MAIN	— W —
EXISTING FIRE HYDRANT	▼
EXISTING VALVE	⋈
EXISTING METER	■

**SUMMARY OF HYDRAULIC LOADINGS**

EXISTING CAPACITY OF SHELTER COVE MALL + OUTPARCELS = 116,920 GPD

PROPOSED CAPACITY NEEDS SHELTER COVE TOWNE CENTRE

295,000 SQ FT GENERAL COMMERCIAL	
210 MULTIFAMILY UNITS	
210 MULTIFAMILY UNITS @ 300 GPD/UNIT =	63,000 GPD
265,500 SQ FT RETAIL @ 200 GPD/1000 SQ FT =	53,100 GPD
29,500 SQ FT RESTAURANT @ 40 GPD/SEAT =	59,000 GPD
TOTAL =	175,100 GPD
DIFFERENCE (ADDITIONAL CAPACITY REQUIRED):	58,180 GPD

- ASSUMPTIONS:**
- AVERAGE MULTIFAMILY UNIT SIZE IS 3 BEDROOMS
  - 10% OF TOTAL COMMERCIAL SPACE IS RESTAURANT (29,500 SQ FT)
  - FOR RESTAURANT, ASSUME 1 SEAT PER 20 GROSS SQ FT

**NOTE:** PROPOSED LOADING CALCULATIONS WILL BE REFINED AS ADDITIONAL INFORMATION ON RESTAURANT SEATING AND MULTIFAMILY UNIT MIX IS AVAILABLE FROM ARCHITECTS.

**ESTIMATED LOADINGS TO PUMP STATION FROM ADJACENT EXISTING DEVELOPMENTS**

NEWPORT & PENINSULA VILLAS =	24,600 GPD
EXECUTIVE OFFICE PARK =	8,985 GPD
PLAZA AT SHELTER COVE =	31,000 GPD
LIFESPAN BUILDING / SHERIFF'S OFFICE =	2,880 GPD
FORMER CRACKER BARREL SITE =	13,533 GPD
VETERANS MEMORIAL PARK =	1,250 GPD
SHELTER COVE COMMUNITY PARK =	2,500 GPD

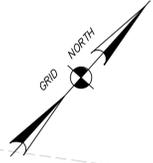
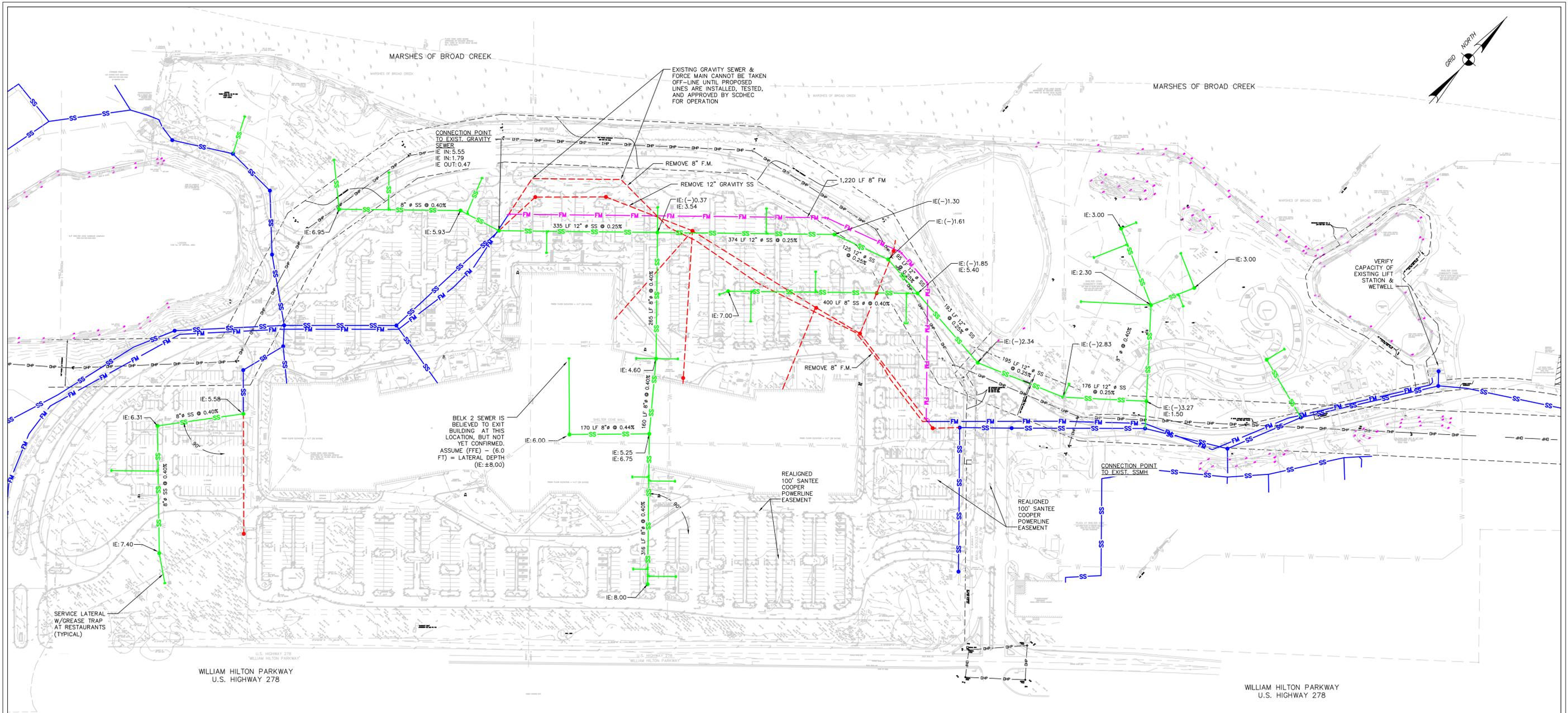
WILLIAM HILTON PARKWAY  
U.S. HIGHWAY 278

**PROPOSED SANITARY SEWER SYSTEM  
SHELTER COVE TOWNE CENTRE**

Shelter Cove Towne Centre, LLC  
Hilton Head Island, SC

Date: 08/14/2012  
Project #: 110221  
Scale: 1" = 100'





**PROPOSED SEWER ALIGNMENT NOTES**

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PROPOSED VALVE	⊕
PROPOSED METER	■

EXISTING SEWER LEGEND	
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SEWER DEMOLITION LEGEND	
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EXISTING GRAVITY MANHOLE TO BE REMOVED	●
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PROPOSED SEWER LEGEND	
PROPOSED GRAVITY SEWER	— SS —
PROPOSED GRAVITY MANHOLE	●
PROPOSED FORCE MAIN	— FM —
PROPOSED 6" SERVICE LATERAL	— SL —

EXISTING WATER LEGEND	
EXISTING WATER MAIN	— W —
EXISTING FIRE HYDRANT	▼
EXISTING VALVE	⊕
EXISTING METER	■

**SUMMARY OF HYDRAULIC LOADINGS**

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 PROPOSED CAPACITY NEEDS SHELTER COVE TOWNE CENTRE  
 295,000 SQ FT GENERAL COMMERCIAL  
 210 MULTIFAMILY UNITS  
 210 MULTIFAMILY UNITS @ 300 GPD/UNIT = 63,000 GPD  
 265,500 SQ FT RETAIL @ 200 GPD/1000 SQ FT = 53,100 GPD  
 29,500 SQ FT RESTAURANT @ 40 GPD/SEAT = 59,000 GPD  
 TOTAL = 175,100 GPD  
 DIFFERENCE (ADDITIONAL CAPACITY REQUIRED): 58,190\_GPD

**ASSUMPTIONS:**  
 1. AVERAGE MULTIFAMILY UNIT SIZE IS 3 BEDROOMS  
 2. 10% OF TOTAL COMMERCIAL SPACE IS RESTAURANT (29,500 SQ FT)  
 3. FOR RESTAURANT, ASSUME 1 SEAT PER 20 GROSS SQ FT

**NOTE:**  
 PROPOSED LOADING CALCULATIONS WILL BE REFINED AS ADDITIONAL INFORMATION ON RESTAURANT SEATING AND MULTIFAMILY UNIT MIX IS AVAILABLE FROM ARCHITECTS.

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SHELTER COVE COMMUNITY PARK	=	2,500 GPD

**PROPOSED SANITARY SEWER SYSTEM  
 SHELTER COVE TOWNE CENTRE**

Shelter Cove Towne Centre, LLC  
 Hilton Head Island, SC  
 Date: 08/14/2012  
 Project #: 110221  
 Scale: 1" = 100'



# Memo



To: Public Facilities Committee

Via: Stephen G. Riley, Town Manager  
Scott Liggett, Dir. of PP&F / Chief Engineer

From: Jennifer B. Ray, Urban Designer

Subject: Proposed Shelter Cove Community Park – Potential Park Elements

Date: August 27, 2012

**Recommendation:** Staff recommends the Public Facilities Committee make a recommendation to Town Council to approve the attached list of potential park elements to be included in the Park Improvement Plan to be used to further develop detailed plans for permitting and construction.

**Summary:** As part of the Mall redevelopment plans, a community park is proposed to be relocated from its current location to a larger space behind the existing mall that encompasses more of Broad Creek. The plans show various elements for illustrative purposes. The development agreement currently under consideration requires the development of a “Park Improvement Plan” which identifies the elements and improvements within the proposed community park. At this point Staff is requesting direction on the elements that may be included in more detailed design and permitting.

**Background:** Town Staff, Island Recreation Association, and the Mall developers (Mark Senn, Blanchard and Calhoun), have met on multiple occasions to discuss the potential land swap for the park and how it can be designed and constructed to meet everyone’s needs. The general design principles include a park that is flexible for various types of events, while encouraging regular day-to-day use in a passive manner. A list of the proposed elements of the park is attached. The Parks and Recreation Commission moved to approve the list of potential park elements as presented on July 26, 2012.

Proposed Uses:

1. Community Park for Island wide events (Wing Fest, Snow Day, Italian – American Festival, etc.); and
2. Other events related to the Mall redevelopment.

Proposed Physical Improvements:

1. Large open space
2. Electrical hook-ups and water spigots (located on the edges of open space)
3. Parking throughout the mall development and on-street parking
4. Internal pathways with connectivity to other public pathways
5. Bike racks
6. Wi-Fi
7. Playground with picnic shelter
8. Restroom and storage building
9. Site furnishings including benches, picnic tables, trash receptacles, arbor swings, etc.
10. Low-level (security) lighting
11. Pier/Dock
12. Signature element such as a fountain and/or public art piece



# Memo



To: Public Facilities Committee

Via: Stephen G. Riley, Town Manager  
Scott Liggett, Dir. of PP&F / Chief Engineer

From: Teri B. Lewis, LMO Official

Subject: Palmetto Hall Directional Sign

Date: August 27, 2012

**Recommendation:** Staff recommends that Town Council grant an easement to Palmetto Hall Plantation for signage, lighting and landscaping on a portion of Town owned property, commonly referred to as the Northridge Tract and further identified as tax parcel number R510-008-000-0102-0000.

**Summary:** Wood & Partners, on behalf of Palmetto Hall Plantation Property Owner's Association, has prepared plans for the construction of a freestanding directional sign on Town owned property. The sign will be lit and will have landscaping around it. All costs associated with the construction and maintenance of the sign will be borne by the Palmetto Hall Plantation POA.

**Background:** Representatives of Palmetto Hall approached the Town in February 2011 about constructing a freestanding directional sign for Palmetto Hall Plantation on Town owned property located at one of the two corners at the intersection of William Hilton Parkway and Beach City Road or one of the two corners at the intersection of William Hilton Parkway and Gardner Drive. The POA believes that the absence of signage along the 278 corridor has been detrimental to both the residential portion of Palmetto Hall and the associated golf courses within the PUD. The Town was receptive to this request and Palmetto Hall chose the northeast corner of the William Hilton Parkway and Beach City Road intersection based on potential visibility of the sign. Palmetto Hall has been working since that time to obtain approval from the Hilton Head Island Land Trust, the holder of covenants on the property, and develop a design.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT )

SIGN EASEMENT

This Sign Easement is made this \_\_\_\_\_ day of September, 2012, by and between The Town of Hilton Head Island, South Carolina (hereinafter referred to as “the Town”), and the Palmetto Hall Property Owner’s Association, Inc. (hereinafter referred to as “Palmetto Hall”).

WITNESSETH

WHEREAS, The Town owns real property which is known and described as follows:

All those certain pieces, parcels or lots of land, in the County of Beaufort, State of South Carolina, being shown and delineated as Lots 5, 6, 12, 15, 18, 19, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 34 on that certain Plat entitled “A Plat of Lots 5, 6, 12, 15, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 34, a Section of Northridge Park, Phase II, Hilton Head Island, Beaufort County, South Carolina, prepared for The Resolution Trust Corporation, and which is recorded in the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 43 at Page 164. (hereinafter the “Town Property”).

WHEREAS, The Town has agreed to grant an easement over a portion of the Town Property to Palmetto Hall for the use thereof as a site to build and maintain a directional sign, to plant and maintain landscaping materials and to install an underground electric line to provide power for lighting of the sign.

NOW, THEREFORE, know all men by these presents, the Town, for and in consideration of the sum of Ten (\$10.00) Dollars, the receipt and sufficiency whereof is acknowledged, has bargained, granted, and sold and by these presents does hereby bargain, grant, and sell to Palmetto Hall, its successors and assigns, the following easements:

1. A perpetual, non-exclusive Easement for the installation and maintenance of a directional sign; a perpetual, non-exclusive Easement for the installation and maintenance

of landscaping plant material; and, perpetual, non-exclusive Easement for an underground utility line for the installation of an underground electric line to provide for lighting of the sign on, over and across and through portions of the Town Property described as follows:

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and described as “\_\_\_\_\_” on a Plat entitled \_\_\_\_\_, dated \_\_\_\_\_, 2012, prepared by \_\_\_\_\_, and which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ (hereinafter, collectively, the Sign Easement”).

This Sign Easement is granted and accepted subject to the following terms:

2. This Sign Easement is conveyed subject to all other easements, licenses, and conveyances of record and is subject to the rights herein reserved by the Town, its successors and assigns, to utilize the Town’s Property at any time, in any manner, and for any purpose, provided, however, that such use by Town shall not be inconsistent with nor prevent the full utilization by Palmetto Hall of the rights and privileges granted herein.
3. Prior to building or altering any sign within the Sign Easement, or installing any landscaping plant material within the Sign Easement, or installing the underground electric utility line within the Sign Easement, Palmetto Hall shall apply for and obtain a permit authorizing and approving the same under all applicable Town ordinances governing the same.
4. This Sign Easement is for the purpose of providing property for Palmetto Hall to build and maintain a directional sign, and to install and maintain landscaping plant material, and an underground electric utility line, and the rights granted hereunder are for such uses only. Any other use of the Sign Easement property is a violation of the terms of this Sign Easement and is prohibited.

6. Palmetto Hall may not place or store any hazardous material or pollutant of any description on or within the Sign Easement.

7. Palmetto Hall shall comply with all applicable laws, codes, ordinances and regulations applicable to the installation and maintenance of the sign, landscaping materials and underground electric utility line.

8. Palmetto Hall agrees to maintain its sign, landscaping materials and underground electric utility line, and further agrees that its use of the Sign Easement exclusive control of Palmetto Hall. Palmetto Hall agrees to indemnify and hold the Town harmless from any claim, loss or expense of any nature arising or connected in any way with Palmetto Hall's exercise of the rights granted to it by this Sign Easement, and shall reimburse the Town for any attorney's fees and costs incurred by the Town in responding to any such claim, whether incurred prior to litigation, after the commencement of litigation or on appeal.

9. Palmetto Hall shall, at its sole cost and expense, cause all timely cleaning, repair, maintenance, renovation of the sign, landscape materials and underground electric utility line.

10. Palmetto Hall shall cause all work contemplated or allowed hereunder to be performed in a workmanlike fashion with minimal interference to the Town, its successors and assigns, invitees, licensees, employments and agents. Palmetto Hall shall cause all work contemplated or allowed hereunder to be completed in an expeditions and timely fashion, and that all construction materials, debris and equipment shall be promptly removed from the Sign Easement property upon completion of the work contemplated or allowed hereunder. Palmetto Hall, at its sole cost and expense, shall restore to its pre-existing condition any other part of the Town's property and any improvements thereon

which may be disturbed or damaged as a result of Palmetto Hall's exercise of any of the rights granted hereunder.

11. The easements granted hereunder are conveyed by the Town and accepted by Palmetto Hall on the condition that Palmetto Hall shall notify the Town, or its successors and assigns, at any time, of its election not to use the easements granted herein. Upon such notification, or in the event the easements granted herein are not used for their stated purposes for a continuous period of twelve (12) months, the easements granted herein shall terminate, and Palmetto Hall shall restore the Town's property to its pre-existing condition. Upon termination of the easements as described herein, Palmetto Hall shall execute and deliver to the Town a recordable document terminating the easements of record.

In Witness whereof, the parties hereto have caused the within Sign Easement to be executed by their duly authorized officers on this \_\_\_\_\_ day of September, 2012.

(Signatures on Following Page)

**WITNESSES:**

**THE TOWN OF HILTON HEAD  
ISLAND, SOUTH CAROLINA**

\_\_\_\_\_

By: \_\_\_\_\_  
Drew A. Laughlin, Mayor

\_\_\_\_\_

Attest: \_\_\_\_\_  
Stephen G. Riley, Town Manager

**WITNESSES:**

**PALMETTO HALL PROPERTY OWNERS'S  
ASSOCIATION, IN.**

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

STATE OF SOUTH CAROLINA ) UNIFORM ACKNOWLEDGMENT  
 )  
COUNTY OF BEAUFORT ) S. C. CODE ANN. § 30-5-30 (SUPP. 2012)

I, the undersigned Notary Public do hereby certify that Drew A. Laughlin, Mayor, and Stephen G. Riley, Town Manager, personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of The Town of Hilton Head Island, South Carolina.

Sworn to and Subscribed before me  
on this \_\_\_\_\_ Day of September, 2012.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires:\_\_\_\_\_

STATE OF SOUTH CAROLINA ) UNIFORM ACKNOWLEDGMENT  
 )  
COUNTY OF BEAUFORT ) S. C. CODE ANN. § 30-5-30 (SUPP. 2012)

I, the undersigned Notary Public do hereby certify that the duly authorized officers of the Palmetto Hall Property Owner’s Association, Inc., personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of the Palmetto Hall Property Owner’s Association, Inc.

Sworn to and Subscribed before me  
on this \_\_\_\_\_ Day of September, 2012.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires:\_\_\_\_\_

# PALMETTO HALL OFF SITE SIGN CONCEPT PLAN ONE

UPI &  
DESIGN/ENTH  
7.12.12



UTILIZE NATIVE TREES/  
SHRUBS BEHIND SIGN  
TO MITIGATE REMOVAL OF  
EXISTING LANDSCAPE

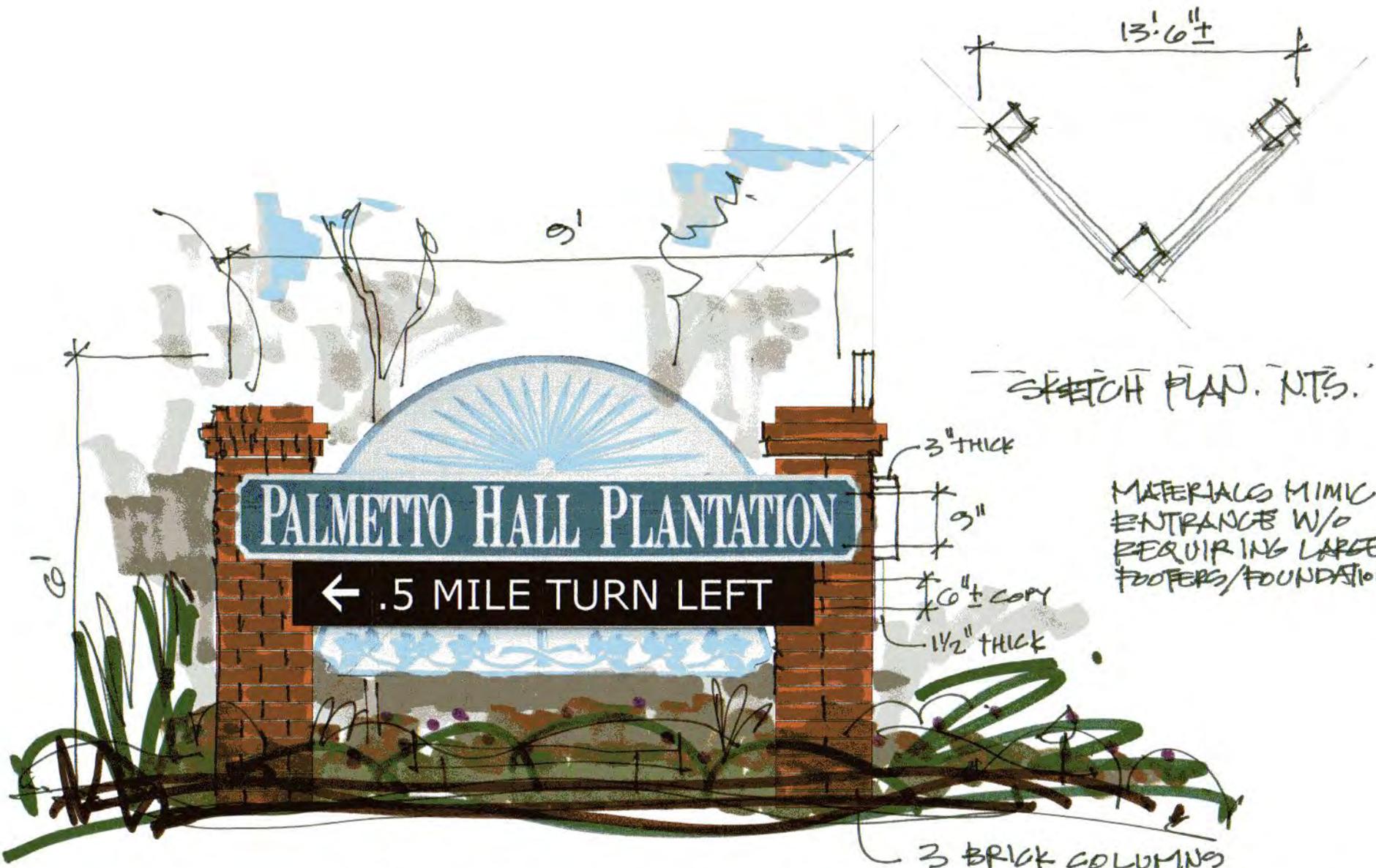
V FORMATION SIGN -  
LOCATE FOR BEST  
VISIBILITY - CENTER  
COLUMN ON HIGH  
GROUND.

PROVIDE NATIVE  
LANDSCAPE WHERE  
EXISTING LANDSCAPE  
REMOVED.

LOW LEVEL LANDSCAPE/  
GROUNDCOVERS IN FOREGROUND  
OF SIGN.

RELOCATE EXISTING  
TOH SIGN AND  
WOOD RAIL FENCE TO  
ALLOW FOR VIEW  
CORRIDOR TO SIGN.

SCALE: 1" = 20'



SKETCH PLAN. N.T.S.

MATERIALS MIMIC ENTRANCES W/O REQUIRING LARGE FOOTERS/FOUNDATION.

ELEVATION @ V-FORMATION SIGN SCALE: 1/2" = 1'-0"

CONCEPTUAL PLAN ONE

DESIGNER: ALEX SINEXATH  
 384. 8200 01.12.12



# **TOWN OF HILTON HEAD ISLAND**

## *Community Development Department*

**TO:** Public Facilities Committee  
**VIA:** Charles Cousins, AICP, *Director of Community Development*  
**VIA:** Shawn Colin, AICP, *Comprehensive Planning Manager*  
**FROM:** Jayme Lopko, AICP, *Senior Planner*  
**DATE:** August 28, 2012  
**SUBJECT:** Public Art 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 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 2013 Public Art Exhibition scheduled for fall of 2013, the Public Art Committee needs 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.

There were three sites approved by Town Council in September of 2010. These sites are submitted for continued approval to be utilized for public art:

- Site A: New Chamber of Commerce Welcome Center site on US 278
- Site B: Jarvis Creek Park Lake
- Site C: Town-owned parcels in the Chaplin Community (on west side of US 278 past Sherwin Williams store and before the old Cracker Barrel Site).

After reviewing these locations with Town staff, the following two additional sites, are submitted by the Public Art Committee to Town Council for consideration:

- Site D: Former Rock's Location
- Site E: Town-owned Marshfront Parcel in Stoney Area

**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 next Public Art Exhibition on Hilton Head Island scheduled for fall of 2013. 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.

The Public Art Committee made a similar request in 2010 for the first Public Art Exhibition held in the Fall of 2011. This Exhibition resulted in the acquisition and donation of the “Family” sculpture that is now located in Chaplin Linear Park. This request will support the Public Art Committee’s effort to build upon the collection of public art pieces located in public places.

Main Attachments:

- Attachment A:* Site A & B Location Map: Welcome Center & Jarvis Creek Park
- Attachment B:* Site C Location Map: Town-owned Parcel in Chaplin Area
- Attachment C:* Site D Location Map: Former Rock’s Site
- Attachment D:* Site E Location Map: Town-owned Marshfront Parcel in Stoney Area
- Attachment E:* Letter from Community Foundation of the Lowcountry Public Art Committee



Attachment A

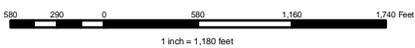
New Welcome Center Site

Jarvis Creek Park Lake Site



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

Town of Hilton Head Island  
 Public Art Site Proposal, New Chamber of Commerce Welcome Center and Jarvis Creek Park Lake Sites  
 July, 2010



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 state of completion or for any losses arising from the use of the map.

Attachment B

Chaplin Community Park

Town owned parcels west side of 278

Former Cracker Barrel Site

Palmetto Dunes

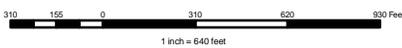
WILLIAM HILTON PARKWAY

MOORING BUOY



TOWN OF HILTON HEAD ISLAND  
ONE TOWN CENTER COURT  
HILTON HEAD ISLAND, S.C. 29928  
PHONE (843) 341-4600  
Date Created: 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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Attachment C



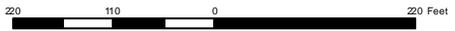
Former Rocks Location



TOWN OF HILTON HEAD ISLAND  
ONE TOWN CENTER COURT  
HILTON HEAD ISLAND, S. C. 29928  
PHONE (843) 341-6000

# Town of Hilton Head Island

## Former Rocks Location



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Attachment D



Town-owned Marshfront Parcel in Stoney Area



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ONE TOWN CENTER COURT  
HILTON HEAD ISLAND, S.C. 29928  
PHONE (843) 341-6000

# Town of Hilton Head Island

## Town-owned Marshfront Parcel in Stoney Area



350 175 0 350 Feet

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 site of completion.



August 28, 2012

Mayor Drew Laughlin  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

Dear Mayor Laughlin:

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 second Public Art Exhibition on Hilton Head Island scheduled for the fall of 2013. As such, an RFP to artists will be issued this fall so that interested parties may have time to create or submit a piece for the exhibition.

As part of the RFP, we would like to include two or three site descriptions so that the artists may plan their outdoor sculpture selection accordingly. The dimensions and description of the sites will be included in the RFP and artists can elect to create or select one or more pieces for consideration. After reviewing several ideas with Town staff and the Public Art Fund committee members, it was determined that the two sites we would like to move forward for consideration to the Public Facilities Committee are:

1. Former Rock's location (open green space, heavy bike and car traffic)
2. Marsh vista site along 278 before the former Gullah Market (as you come onto the Island)

In addition, we will keep for consideration the three sites approved by Town Council in 2010 as options for placement.

We would like to ask to be included on the Public Facilities agenda sometime in the month of September if possible. We will provide additional description and photos of the three sites prior to the scheduled meeting.

Sincerely,

*Beth Mayo*

Beth Mayo  
Chairman, Public Art Committee  
Community Foundation of the Lowcountry