



**Town of Hilton Head Island  
Circle to Circle Committee Meeting  
Wednesday, June 10, 2015  
8:30 a.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 and posted in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Approval of Agenda**
- 4. Approval of Minutes –**
  - April 15, 2015 Meeting
  - May 6, 2015 Meeting
- 5. New Business**
  - A. Review of Community Forum Input and Development of Common Themes**
- 6. Appearance by Citizens**
- 7. Meeting Summary and Topics for Next Meeting**
- 8. Adjournment**

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

**Circle to Circle Committee  
Meeting Minutes  
April 15, 2015  
8:30 a.m.  
Council Chambers, Town Hall**

Circle to Circle Committee Members present:	Jim Gant (Chairman), David Ames, David Bachelder, Jack Daly, Joe Kernan, Tom Sharp, Judd Carstens, Mike Thomas, Carlton Dallas, Leslie Richardson, Tom Lennox
Town Staff present:	Charles Cousins, Jill Foster, Shawn Colin, Jennifer Ray, Shea Farrar

- Chairman Gant called the Circle to Circle Committee meeting to order at 8:37 a.m.
- The meeting agenda was approved.
- The meeting minutes from the April 8, 2015 meeting were approved.
- Chairman Gant introduced the first item of business: Community Forums.
- The Committee discussed holding a public meeting series at various locations in May to gain broad input from across the community, including residents and visitors. Meetings would be held in different locations across the Island to encourage participation from those in the study area and others that may or may not frequent the Pope Avenue and Palmetto Bay corridors.
- The Committee also discussed the materials that would be distributed prior to the community forums to invite public input and provide context for the meetings.
- Following these discussion, Chairman Gant suggested that he prepare a draft of this information that would include a description of the Committee's role in developing a Circle to Circle Master Plan, along with the goal of the master plan process. It was suggested that this information also provide the context of historic Island goals and list questions that the Committee will seek input on through these forums community forums. This information would then be distributed as part of a press release announcing the meetings.
- Following public comment, Chairman Gant adjourned the meeting at 10:45 a.m.

Meeting date: April 15, 2015

Approved:

Chairman: \_\_\_\_\_  
Jim Gant

Submitted by: Shea Farrar

**Circle to Circle Committee  
Meeting Minutes  
May 6, 2015  
8:30 a.m.  
Council Chambers, Town Hall**

Circle to Circle Committee Members present:	Jim Gant (Chairman), David Ames, David Bachelder, Jack Daly, Joe Kernan, Tom Sharp, Judd Carstens, Mike Thomas, Carlton Dallas, Leslie Richardson, Tom Lennox
Town Staff present:	Charles Cousins, Jill Foster, Shawn Colin, Jennifer Ray, Shea Farrar, Brian Hulbert

- Chairman Gant called the Circle to Circle Committee meeting to order at 8:35 a.m.
- Chairman Gant introduced the first item of business: FOIA.
- Staff Attorney, Brian Hulbert, presented the Committee with an overview of the Freedom of Information Act and what the Committee is required to comply with relative to this law.
- The Committee discussed different scenarios that may arise for Mr. Hulbert's input. Following questions from the Committee, Chairman Gant introduced the second item of business: Facilitating Community Forums – Planning Commission Approach.
- Chairman Gant introduced Mr. Terry Ennis, who previously served on the Town's Planning Commission. He presented a rough outline of the potential meeting flow that could be used by the Committee for the 5 Community Forums will be held this month. A similar process was used by the Planning Commission for another planning effort.
- The meeting flow discussed would begin by providing a brief background on the reasons for the forum and present the questions that are to be addressed at the meeting. Attendees would then break into smaller groups to provide their input in writing for each of the questions. Following the completion of the work in breakout groups, the meeting would conclude after the next steps for the process are presented. The Committee will go through a synthesis process following the meetings in order to identify key reoccurring themes from the input, which will be reported at a follow-up meeting.
- The Committee discussed the process and agreed on the flow that would be used for the upcoming meetings.
- The Committee also discussed the steps and timeframes that are proposed for the deployment of the master plan.
- Following these discussions, Chairman Gant too public comment and adjourned the meeting at 10:45 a.m.

Meeting date: May 6, 2015

Approved:

Chairman: \_\_\_\_\_ Jim Gant

Submitted by: Shea Farrar



**Circle to Circle Committee  
Meeting Summary  
May 11, 2015  
4 p.m.  
Town Hall**

**Questions for Community Input:**

1. What is the long term function/purpose of the Coligny and Sea Pines Circle Area and how can its experiences be made better for residents? (*CTC Purpose*)
2. What are the most important changes needed to achieve the long term function/purpose? (*CTC Changes*)
3. What are the biggest threats to that goal? (*CTC Threats*)

**Summary of Input Town Hall Meeting**

**Town Hall Group A:**

*Town Hall Group A, Question #1 – (CTC Purpose)*

- ~ With increase in bike traffic need to add side by side bike paths for pedestrians only bike path.
- ~ Need to encourage unique boutique shops/music/dining options in Coligny.
- ~ Function of Coligny and Sea Pines Circle is to provide the easiest access to the beach for residents and visitors. This includes eliminate bottlenecks and provide sufficient parking. It does not need to be an entertainment center. Beach is enough.
- ~ Increase connectivity to surrounding residential (pedestrian streetscape).
- ~ Coligny must provide sufficient parking for visitors.
- ~ Improve the walking paths to the various shops and make the walkways very attractive.
- ~ Bring more band events to new park. Especially shoulder season/off-season.
- ~ Transition to active area - most walkable area on Island - emphasis on pedestrian and vehicular travel corridors (within area and connection to Island/Mainland).
- ~ For questions #1 and #2. Consider multilevel parking / shopping complex in current Coligny parking area. This would also create competition and perhaps incentive for current Coligny Plaza owner to update his complex.
- ~ You should consider residents first. We live here! We pay the taxes and you are spoiling a "Landlocked" community. Funds should be spent on schools, libraries and roads.
- ~ Increase tourism by 2 fold. This will allow taxes to be subsidized by robust commercial businesses.
- ~ Long term purpose of Coligny/Sea Pines should remain as it was intended years ago, except it is in dire need of major updating as the shops and restaurants have all seen better days. Legislate Coligny Plaza owner to rebuild with Town funds supplement.
- ~ Enforceable architecture. Combine of all new and remodel buildings to a chosen quality. Make look expensive. Retail as well as office. This may be last chance to create a quality project @ like beach area. Not exactly Rodeo Drive.
- ~ Comfortable walking and a free bus service.

### *Town Hall Group A, Question #2 – (CTC Changes)*

- ~ Outdoor events @ Coligny or new park (4th of July fireworks).
- ~ Special events during high season (Heritage/Easter).
- ~ More connectivity (visual, circulation) to beach areas.
- ~ More scheduled entertainment and event at or near Coligny, focused on environmental stewardship.
- ~ Area amenities completely support resident population well.
- ~ Outdated commercial spaces definitely need refurbishment. Offer low cost loans or grants or other incentives for facelift.
- ~ To reduce traffic- offer continuously running complementary loop shuttle from specific designated parking lots.
- ~ Add more bicycle parking at Coligny.
- ~ Roadway/streetscape improvements- Complete Streets - Arrival experience - “District” feel.
- ~ Why did the Tech College of the Low Country fail here and how will this college succeed? How will the college fit into the needs of our homeowners, courses, conferences?
- ~ Every day I see and speak to many, many families who come to HHI just to enjoy what we have here. We just need to update, upgrade and improve what 2.5 M love about HH.
- ~ Change the Sea Pines Circle back to two lanes. This will reduce or eliminate the long queues for Sea Pines departures. All other approaches will have reduced queues.
- ~ Definite rebuilding of infrastructure, such as - additional parking - build second level at Coligny parking lot - improved traffic control in and out of Pope and South Forest Beach.
- ~ Why are there two gas stations at the beach?
- ~ Increase size of parking area. No on street parking. Keep traffic moving.

### *Town Hall Group A, Question #3 – (CTC Threats)*

- ~ Doing nothing to improve infrastructure.
- ~ USCB should not be in South Forest area at all.
- ~ Traffic! We do have limits and no options with uncontrolled growth.
- ~ I live in Shipyard and one question I get from my parents is, “what else is available for their children to do?” In the summer, they can only take so much time in the sun- Beach or pool. Maybe something to do inside or in shady areas. Maybe some courses on our nature - plants, animals, sea creatures, etc.
- ~ Segmentation - Sea Pines Circle - Church zone - Circle Center - Coligny Center - Oceanfront.
- ~ Area viewed as “old” lacking amenities for younger families (millennials are becoming more sophisticated even on vacation.
- ~ Trying to satisfy people with a wow factor rather than practical solutions.
- ~ Parking capacity and policies are the biggest threat to 2x tourism. Should be 2 hour from 10 a.m. - 3 p.m. Employees should be required to park in the “bone yard” with a permit.
- ~ We need a shuttle to enable tourists to visit Coligny without a car.
- ~ Consider multi-level parking garages along with complementary shuttles. Continued growth in Bluffton is an opportunity for local business as well as traffic and parking challenges. Perhaps a complementary shuttle could be offered from a designated parking area in Bluffton.
- ~ Traffic at Sea Pines Circle. For the new college to succeed and grow (200-400 students), student housing (dorms or apts.) must be provided.

- ~ Small colleges struggle to grow without student housing. Also, colleges with student housing - the students have no need for cars, bicycles will do. Less traffic on our roads.
- ~ Lack of multi-modal (vehicular) transportation (esp. in-season).
- ~ Traffic and development with recognition that this is a make it or break it year for us. We do not want "Hilton Head is a nice place but you cannot get there".
- ~ Traffic, parking, safety. Fix traffic and bike traffic (merge).
- ~ Safety.

*Town Hall Group B, Question #1 – (CTC Purpose)*

- ~ Long-term function is to handle the large number of visitors that. They are coming whether we like it or not. The experience will be better if we could provide the calm environment to park at the beach.
- ~ Purpose is to serve as an excellent beach experience for Islanders especially those who don't live near the beach and have to drive.
- ~ Should strengthen areas as heart and soul of Hilton Head.
- ~ Multi use for residents, visitors and business.
- ~ Is young and old a place for gathering, art, cultural events.
- ~ Coligny Beach Park with a children's Museum solidifies this area as a family friendly community gathering place. Making it safe kid friendly and multi-generational will help give to residents in a very special way
- ~ Island focal point for festivals, parades, social gatherings, location for island residents.
- ~ More park space for summer event entertainment
- ~ At this point it will be difficult but it seems to me pushing for tourists should not be in the direction for those who do not want another Myrtle Beach.
- ~ I would like to see the c2c area become an urban town center. An area that is business friendly but is welcoming to residents young and old and visitors in an urban setting
- ~ The reality is that Coligny Circle is the major gateway to the ocean therefore the long term function/purpose of the Coligny Circle area is to continue to provide retail service restaurants.
- ~ Safe for pedestrians services food items
- ~ The circle area should continue to preserve the environment not only preserve but be a model for sustainability of the environment
- ~ Not concerned about Coligny Plaza and its southern charm. Instead would like to see paths and sidewalks improved there
- ~ Coligny/Forest Beach is the most prominent in heavily visited area on Hilton Head. It needs to reflect our world-class status by being a gracious host with sufficient accommodations. I.e. parking' food...
- ~ I would like to see it generate more pedestrian traffic and the downtown field example outdoor cafes music local art farmers market
- ~ Perpetuate the bridge to the beach theme
- ~ Could be the center of visitor activity
- ~ The Coligny area function is public beach access, retail center, bars and restaurants, access to North and South Forest Beach and timeshare residential.
- ~ The Sea Pines Circle area is for access to Greenwood and Sea Pines through corridor to 278.
- ~ The area between Coligny and sleep on circles should be a world-class face of Hilton Head Island.
- ~ It should be a destination for both residents and visitors and include art gallery shops and dining experiences.

- ~ Walkable absolutely
- ~ Town definitely needs to consider encouraging existing vacant office space
- ~ The growth of villas development like Shelter Cove is harmful with commerce practices and tourist projects.
- ~ Nothing is missing our needs more nature statue such as coastal Museum
- ~ Town should be lively involved in refurbishment maybe by giving tax breaks to the to those who choose refurbishment instead of new construction
- ~ We have great bike and leisure paths short of... Palmetto Dunes Buggy. Maybe others could also commit to use such transportation.
- ~ Pedestrian friendly and walkable.
- ~ The only real way to achieve this is to force the public to walk. Hilton Head Island is decidedly automobile oriented. A central parking structure is the way to reach this goal. it can be financed by municipal Improvement District in the Coligny area.
- ~ Pedestrian friendly with mixed-use development.
- ~ Increased beach access to spread beach population.
- ~ Promenade along beach hard surface to allow access to older residents.
- ~ Easy access to bicycle traffic from Sea Pines gate around circle to highway 278 axis is okay with going down Office Park Road but not other ways.
- ~ Provide excellent public beach and commercial options for day visitors, be they local, near local or visitors.

*Town Hall Group B, Question #2– (CTC Changes)*

- ~ Utilize church parking.
- ~ Review possibility of on street parking on NFB.
- ~ Extend Avocet the Shipyard entrance.
- ~ Parking structure is needed not enough parking now.
- ~ New park and redevelopment will bring more cars.
- ~ What is missing a parking structure a multi-story garage.
- ~ Limit crossings of medians provide U-turn possibilities.
- ~ Develop a network of secondary roads to alleviate traffic on Pope Avenue this will enable some more development.
- ~ Trolley from USCB Office Park campus to Coligny Circle.
- ~ Better traffic flows more convenient parking.
- ~ Shuttle service.
- ~ Additional kid activities such as outdoor playground, Children's Museum.
- ~ Bike safety.
- ~ More bike paths.
- ~ Lighted crosswalks.
- ~ Neighborhood parks in SFB / NFB.
- ~ Charge \$10 for beach parking.
- ~ Need either alternate access to Sea Pines main gate or alternate primary access for traffic from 278.
- ~ Do market research demographic photographic commercial vs residential (pool cleaners / builders) to note visitors changing behavior.
- ~ Pocket parks for residents.
- ~ Dog Park.

- ~ Poor cell phone signal need a tower.
- ~ Enhance pedestrian and vehicular circulation.
- ~ Provide parks in public spaces for gatherings and enjoyment.
- ~ Address growing parking demands and strengthen business opportunities and redevelopment.
- ~ Live, work and play opportunities
- ~ We need a parking deck on town on tract next to the Coligny Circle. We also need some commercial development in front of the deck facing Park Avenue.
- ~ There should be some care taken to maintain our amenities and facilities without losing the serenity and beauty we have left. Everything doesn't have to be modern
- ~ What's missing are elements that are being addressed by the programmed park: Greenspace, Pavilion, picnic tables, a big playground and Children's Museum.
- ~ At the intersection of Office Park Road and Pope Avenue, the light at the left turn lane from Pope Avenue to New Orleans Road is much too short backing up traffic waiting to turn left.
- ~ Amenities for Island residents full-time or snowbird.
- ~ Dining, entertainment, walking paths beaches, music gazebo.
- ~ We need to really focus on our brand. If we really want to be known as a high end family vacation destination we need to provide the appropriate amenities.
- ~ Close the beach side of Coligny traffic circle to allow access to circle center for a park with gazebo.
- ~ Re-visioning Coligny district traffic flow to parallel or grid off Pope.
- ~ Make Coligny district and circle walkable bike friendly.
- ~ Sufficient parking is critical. Parking garages two to three levels can be made attractive.
- ~ Buildings need to be renovated or updated to bring a fresher look to a dated architecture, not wanting a complete departure from what Charles Fraser had in mind but to give an update to the existing infrastructure.
- ~ The most important change needed is modernizing the look and feel, almost everything from circle to circle. People often comment that coming to Hilton Head is like going back in time. The area is very dated does not compare well with other areas.
- ~ Development in the area without creating gridlock.

### *Town Hall Group B, Question #3 – (CTC Threats)*

- ~ I have a concern that overall traffic issues and concerns will cause public resistance too much needed redevelopment, investment, workforce housing and economic development on Hilton Head Island as Bluffton and off- island populations grow significantly the visitor impacts will increase and while economic growth occurs off-island it will face increasing local opposition not just in the C to C area.
- ~ I think we need to get more young people involved and as a community we need to enhance, change and grow.
- ~ People must be willing to change and go beyond personal desires.
- ~ Trying to please everyone.
- ~ Balancing business residents desires.
- ~ Fear of change among the populations particularly within the gated communities.
- ~ The biggest threat is our town staff not following through we must get a plan then to the plan.
- ~ The tourist season is a moving target. It takes a lot of study. The only constant is that it is always changing.
- ~ We need to embrace the needs of the area not simply ignore it.

- ~ The biggest threats are cost and the fact that there are many owners with different agendas. It is difficult to tell a private business man what to do with his property.
- ~ Cost.
- Restrictions.
- L.M.O.
- ~ Overdevelopment with insufficient infrastructure.
- ~ Overdevelopment that surpasses infrastructure.
- ~ Circle cannot become overburdened. Find alternate route using Greenwood to Palmetto Bay Road access without going through Circle.
- ~ Status quo and lack of long-term visioning.
- ~ Not in my neighborhood attitude.
- ~ Vacant or run down property.
- ~ Congestion and conflicts with pedestrians in the heck you there traffic.
- ~ Lack of consensus.
- ~ Traffic flow suggestions are build a road from Lagoon Road to Waterside road.
- ~ Parking on lagoon road where the old police station sat a parking garage there.
- ~ Traffic is held up frequently by pedestrian crossing in therefore an overhead walkway from the parking area to the beach and one to the marketplace and Coligny.
- ~ Implications of Bluffton flyover on traffic development.
- ~ Perhaps some coordination with Bluffton to provide transport to and from the beach or for other historic sites. We need to make sure we are attracting high and tourists
- ~ Vacant buildings and barren properties like the old Ford...
- ~ Right now the restaurants and other night time activities are too spread apart we need to create some energy.
- ~ Lack of visioning by Town Council.
- ~ Increased understanding of public private partnerships to foster a development of a tired area.
- ~ Traffic in circle to circle area will inevitably grow from redevelopment of the Pope Avenue corridor including office park and executive park areas likely as future residential areas as well as Heritage Plaza redevelopment.
- ~ Explosion of Bluffton and off island populations and increased a visitor impacts on Hilton Head Island generally and public beaches specifically.



**Circle to Circle Committee  
Meeting Summary  
May 12, 2015  
6 p.m.  
St. Luke's Church**

**Questions for Community Input:**

1. What is the long term function/purpose of the Coligny and Sea Pines Circle Area and how can its experiences be made better for residents? (*CTC Purpose*)
2. What are the most important changes needed to achieve the long term function/purpose? (*CTC Changes*)
3. What are the biggest threats to that goal? (*CTC Threats*)

**Summary of Input St. Luke's Meeting**

*St. Luke's Group A, Question #1 – (CTC Purpose)*

- ~ Beach access
- ~ Parking cars
- ~ Bike parking
- ~ Traffic flow
- ~ Park – open green space
- ~ Redevelopment of vacant/outdated spaces
- ~ No corporate chain
- ~ Parking for cars
- ~ Bike parking
- ~ Open space for residents and visitors to enjoy
- ~ We should encourage new businesses in vacant space
- ~ No chain businesses – keep it small
- ~ Dog park in South Forest Beach area
- ~ Long term I think this should remain a residential area like it is now. It should not be developed into a copy of Myrtle Beach. The beauty of Hilton Head is its low density, that won't remain if greater day use by non-residents is encouraged. Keep the park as it is if merchants want more let them pay for a parking structure at Coligny Plaza.
- ~ Long "greenway" walkways with separate bike paths away from vehicle traffic
- ~ Small "neighborhood" markets to walk or bike to
- ~ Isn't it all about the beach?
- ~ How do you get people in, give them access to retail and allow them to enjoy the natural environment
- ~ Other than the Tiki Hut there is no walk up retail for beach goers
- ~ Enhance the quality of life for residents

- ~ Preserve /Keep green space
- ~ Keep density as low as possible
- ~ Build no structure taller than the tallest tree
- ~ Cut only trees that are necessary
- ~ Facilitate sustainable business
- ~ Coligny is the tourist Town Center and most recognized “public” area on the island
- ~ Pedestrian traffic must be traffic friendly
  - o Currently it is inefficient
  - o Perhaps overhead walkway from parking to beach or redesign of area to redirect traffic – current crosswalk doesn’t work
- ~ FEMA flood requirements need to be considered for older decrepit buildings
- ~ Area must maintain low-rise character of the Island
- ~ Provide a sense of arrival to HH... i.e. Downtown
- ~ Proper parking access and roadways necessary
- ~ Long term purpose is to be enjoyable for all people visiting and for residents – in order to make that experience more enjoyable we must work together as a community to create a proper plan for the Town
- ~ A parking garage that “fits in” with the natural look of Coligny
  - o Parking garages are so necessary in that area
- ~ Parking garages are necessary because the parking in the Coligny Beach area is so cramped
  - o Imagine how many more people we could hold in those areas with more parking
- ~ A Circle to Circle downtown preservation could be enacted to maintain standards and appearance much like local plantations architectural review boards with enforced guidelines
- ~ Sustain at all costs the family friendly image
- ~ Also the Town needs to promote ecofriendly projects in the area
  - o Alternative fuels, cars, busses, etc...
- ~ The Town could use volunteers in a larger capacity(doing a great job now though) to promote the image
- ~ Safety – walkers and bikes don’t mix well
- ~ A few benches for resting along the walkway
- ~ No large chain stores
- ~ No more gas stations
- ~ Not another grocery store
- ~ New businesses should be encouraged that promotes walking traffic
  - o New design at Buckhead in Atlanta minus the high rises should be at least looked at
- ~ Brands can be preserved by keeping vegetation, installing pavers, and non-impervious surfaces, Sandblasted signage, low rise buildings and natural colors
- ~ I’d like to see an area similar to what Shelter Cove has that can be used for local music performances, Town fairs, speakers, etc. with local restaurants participating
- ~ I’d also like to see a website for local residents (& visitors) to share news, items for sale, events, etc. We would need someone to host such a website
- ~ Need for additional bike path and walking paths. Perhaps some walking paths can be separate from the bike paths since at times the paths get dangerously crowded with bikers and walkers
- ~ Need for a local dog walking area/dog park for our wonderful local and visiting dogs
- ~ Yes new businesses should be encouraged in vacant office space

- ~ One problem I see which needs to be addressed is the difficulty (particularly on the part of visitors) to find things in the area (in fact on this entire Island). This has resulted in things like: backing up traffic circles, quick lane changes without looking at traffic, people driving very slowly looking for shops, restaurants, places, etc.
- ~ Without ruining the environmental beauty of the Island, these problems need to be addressed

*St. Luke's Group A, Question #2 – (CTC Changes)*

- ~ Facilitate and accommodate healthy living
  - o Pedestrian and bicycle friendly
  - o Space for activities
- ~ Recreation, Parking (1<sup>st</sup>), pedestrian/bike, green (2<sup>nd</sup>), income(3<sup>rd</sup>), beach access, Town funds
- ~ We need recreational park/stage for the Coligny area! It needs to be in the area where the old Smokehouse used to be. The whole Hilton Head area would get so much more business if people could pay to go to concerts or shows. Local businesses would benefit from this, too! Concerts are something that is fun and essential to a tourist location.
- ~ In order to make this are less car-centric – we need more bike path and parking areas!
- ~ The Town should rebuild outdated areas and condos – the Island needs to be more beautiful – some areas look very rundown
- ~ More beach parking closer to the beach
- ~ Keep commercial businesses away from the beach except for small beachside “eateries”
- ~ Should maintain residential feeling
- ~ Where possible provide additional roads
- ~ Accessing business and church activity
- ~ Sign maybe around New Orleans Road and Pope Avenue area telling people they are entering the Forest Beach area
- ~ Parking garage can blend with environment
- ~ Picnic shelter – playground
- ~ Open space big enough for festivals
- ~ Don't cut all the trees like Sun City, save for the ambiance and preservation
- ~ Provide good ingress and egress
- ~ More access by connecting existing roads
- ~ Parking is needed including well-done structured parking
- ~ Parking garage (low-rise) and charging \$5-\$10 per day to park for Bluffton and other day tourists so that our taxes don't have to pay for day tourists to use the area
- ~ Provide a resident only parking facility
- ~ Use of off-site parking with shuttle service
- ~ Crosswalks that don't over effect traffic around Coligny Circle. Maybe a pedestrian bridge over Pope and South Forest Beach area near public parking lot
- ~ I would like to see more pedestrian/bike use of the area
- ~ Parking garage

- ~ Playground and picnic shelters
- ~ Park to accommodate festivals
- ~ Children's museum okay at Coligny Circle
- ~ USCB okay by Sea Pines Circle
- ~ Secondary roads are necessary
- ~ The most important change needed is to stop trying to develop the Coligny area into another Myrtle Beach eye-sore. Leave the undeveloped areas alone, they have signs declaring them to be undeveloped areas, leave them that way. The deer and other wildlife that make Hilton Head what it is should be protected too
- ~ Preserve the environment
  - o Establish "Stewardship Development Plan" similar to SCDNR's stewardship
- ~ Need more green space and parks with shade
- ~ Area for community events – right now it's just about the beach and riding bikes to Coligny
- ~ Making process less cumbersome and giving more direction and encouraging new building with proper character to replace the old
- ~ Start trolley or public transport
- ~ No honkytonk venues
- ~ Maintain family friendly businesses
- ~ Easy beach access for handicapped
- ~ Less time shares – brings more people, more bicycles
- ~ Do not need Myrtle Beach here
- ~ Attract tourists with more spending power, not just more tourists
- ~ Coligny Beach is a funnel for beach goer access. Unless visitors are in the Forest Beach area, access is limited to very few points
- ~ Access away from Coligny - Essentially there are three areas in the Coligny area
  - o (1)Beach, (2) Town-owned land, (3) Coligny Plaza
- ~ These need to be connected in simple way to complement each other
- ~ Public Private Partnerships
- ~ Town needs to offer incentives to relocate business to specific vacant properties – otherwise if possible – turn these areas into a pleasing look (unique) green space etc., craftsman to do this
- ~ Art on the Green

*St. Luke's Group A, Question #3 – (CTC Threats)*

- ~ Threats are fear of change can only be addressed by education and guidance that growth is opportunity
- ~ Manage growth, transportation, funding, commercial redevelopment, development, parking, green
- ~ Traffic issues - suggest having Pope Avenue end at Lagoon Road. Force traffic to turn right for beach parking, left for shopping. Space between Lagoon Road to beach to be open space for pedestrians and bike parking.

- ~ Gridlock is a huge threat to the goals
- ~ Growth in Bluffton is an opportunity. It is negative to think of it as a threat to HHI. If Bluffton were to grow and become more populated – then Hilton Head would be more notable because everyone would want to come to the Lowcountry
- ~ The current focus on attracting more tourists
- ~ We cannot cut off car access to the beach as 80% of our visitors drive here
- ~ More parking needed
- ~ Growth in Bluffton is a good thing as is day tourists. They will support local business just as much as the weekly ones will
- ~ Visitors always ask – how do I get to the beach?
- ~ How can people be shuttled in?
- ~ At night if you want to travel between the circles, there is no easy way. It takes hours for cabs.
- ~ Traffic management, People flow, access to beach for nonresidents
- ~ Local public transportation
  - o The City of Vail, Colorado provides this which appears to be very effective – at least seasonally. This could allow parking off site – maybe honey Horn – to alleviate additional traffic
- ~ Traffic circle not necessary, just traffic light for pedestrians. This would allow pedestrians to flow easily between shopping, parking and beach.
- ~ Secondary roads necessary
- ~ There needs to be quick, clean and enjoyable transportation from the outlying areas to this area in the form of busses/shuttles/monorail, etc.
- ~ Use vacant parking as pickup and drop off points (i.e. Disneyworld transportation) etc.
- ~ Alternate access – not everyone using Pope Ave. approach
- ~ Access for emergency vehicles
- ~ The biggest threat to the future is the desire to retain the special tax district! Disband them and lower our property taxes instead
- ~ I do not want to see Coligny Plaza (privately owned) “revitalized” with PUBLIC \$(Dollars)
- ~ Imposing development on the environment
- ~ Better control over commercial development
- ~ Development is critical – it can be quickly lost if such control is not ironclad
- ~ I am looking for the next 5 years
  - o When will the Chamber of Commerce say that is enough
  - o What is the capacity of Island enjoyment?
  - o Will tourists get tired of traffic/parking?
  - o Forget parking garages
- ~ Town moving too slowly to accomplish goals, etc. – Coligny park area
- ~ Threats
  - o gridlock
  - o Need more access and plan parking

- ~ Tourism is one business, so day trips should be helpful to business and residents since tourists pay many of our bills
- ~ Proper parking study which may lead to a multi-story /well designed aesthetic garage
  - o You can't stop it so you have to plan for it
- ~ Lack of space to accommodate day-trippers
- ~ Keep area green – don't remove trees
- ~ Encourage Bluffton residents to use Folly Field Beach
- ~ Revamp Coligny shopping center to allow for more parking
- ~ Easy access to restaurants for beach goers

*St. Luke's Group B, Question #1 – (CTC Purpose)*

- ~ Draw Island residents vacationers and daily visitors to an experience worth repeating
- ~ Develop beaches west of the circle for people to enjoy without overcrowding the south end of the island
- ~ Create a new owners insurance to Sea Pines
- ~ Traffic trucks and buses should be allowed to use access into Sea Pines Ocean Gate or at least exit
- ~ Speed limit should be reduced
- ~ Crosswalks are a problem that Coligny circle. Is there a way to make a pleasant walkway bridge across the street?
- ~ Maintain status quo
- ~ Pathways should be strictly non-motorized
- ~ Town properties on Pope Corridor and north beach areas should be preserved completely undeveloped.
- ~ Beach parking should be restricted to Coligny circle area
- ~ Town should get out of business development
- ~ Make a western entrance Sea Pines through club course into Sea Pines this would allow easier access to the Cross Island Parkway
- ~ Coligny should provide more pedestrian-friendly walkable areas with parking upgrade
- ~ Vacant office space offer to volunteer organizations
- ~ Have business incentives to abandoned run down office space
- ~ Corridor is for generating revenue for town via tourism
- ~ Town encourage but not be included in the business in vacant buildings, let the market dictate
- ~ Area amenities support tourism
- ~ To make sure the vision stays environmentally friendly town codes need to be followed and not changed on the whim of the council
- ~ Bike path development is great
- ~ Development of old vacant office
- ~ Great a place for business and access to tourism

- ~ Signs reminding visitors that Forest Beach is a residential community in addition to a tourist area
- ~ Enforce neighborhood parking.
- ~ Town property left for community purpose, not parking.
- ~ Upkeep of Forest Beach area roads - trash bottles beer cans
- ~ Parking on Avocet road between north forest- cars are parking on road closest to Sea Crest.
- ~ Need signs to clarify that there is no parking on either side
- ~ Make it walkable so visitors can park at either end or stroll to points of interest
- ~ Reflection of the nature of the community
- ~ Publicly accessible centralized to develop and friendly Civic Center or downtown
- ~ Both residents and visitors bring goal together for this this crucial part of the island
- ~ Interesting place for family to visit
- ~ Ease of access
- ~ Stop lights at lagoon road and Pope Avenue with crosswalks
- ~ Low-level lighting at street corners and pathways for visibility and safety
- ~ Gateway to the beach access
- ~ Pleasurable experience for visitors with attention to convenience - easy for visitors to find a restroom and other necessities
- ~ Entertainment corridor or shops restaurants etc.
- ~ Bike rentals must inform renters of the rules of the road
- ~ Building up and building with more density would lose the appeals
- ~ Food trucks permitted near beach area

*St. Luke's Group B, Question #2 – (CTC Changes)*

- ~ Support tourism that's what keeps the island alive
- ~ Need infrastructure at and principal access to the Coligny Circle
- ~ We also need information for tourists on opportunities in Coligny and in Office Park
- ~ Create more public access to beach in the Coligny area
- ~ Get town out of simulating redevelopment rather than providing tax incentives to private businesses
- ~ Town signs for special events
- ~ Hilton Head brand sustained with continued monitoring of tree removal and minimal building height in other words let's avoid what was done at Shelter Cove redevelopment
- ~ Community events festivals farmers market more attractions in Sea Pines Circle area - community activity services are adequate
- ~ We don't want in Myrtle Beach atmosphere
- ~ Signage for area beaches
- ~ Blinking light in Coligny at crossing of bike path
- ~ Bike trails on both sides of Pope Avenue increase safety greatly we need to continue especially both sides of North Forest and South Forest Beach
- ~ Deceleration lanes and acceleration lanes at nature preserve
- ~ Dangerous intersections congestion Office Park and Pope at New Orleans Road, especially for bikers and walkers, same for Pope Avenue
- ~ Put in walkways over the road at South Forest Beach to public beach area

- ~ Pedestrian crossover elevated over traffic at Coligny Circle and Pope Avenue
- ~ Safety first
- ~ No light at Lagoon and Pope Avenue
- ~ Close median cut at Circle Center and Pope
- ~ Close the entrance into the Pantry from Lagoon Road -safety hazard for those turning left from Pope Avenue
- ~ We need more bypasses installed on each side of road make bike and walking access along both sides as South Forest Beach and North Forest Beach Drive and Cordillo Parkway
- ~ Improved pedestrian and traffic interaction say
- ~ Dog park please
- ~ Parking structure
- ~ Offer shuttle service to beach from Honey Horn, like Heritage.
- ~ New buses critical for thriving community s
- ~ Signage needs to stay and be kept minimal - large for sale signs are unattractive
- ~ Kid-friendly playground is always a pleasure to see children playing in the Coligny fountain
- ~ Two-tiered parking structure above the surface level lot as it now exists could be beautiful and
- ~ Exit roads connecting Pope Avenue, neighborhood roads and parking
- ~ Create hidden parking lot on 278 with amenities information about Salty Dog, Harbortown, etc.
- ~ We need one or two parking garages
- ~ Park and Ride available parking at both ends
- ~ More parking in areas where users find benefit
- ~ Parking areas for Forest Beach residents and families
- ~ Building and parking garage will be beneficial to merchants in Coligny but will not solve traffic problems
- ~ More trash cans along pathways
- ~ North Beach Park and Natural Preserve
- ~ Museum nature area to share the island's commitment to conserving and share our culture parking and open space would complement each experience
- ~ Bike path improvements and bike stations
- ~ Open up Coligny circle as a park children's playground
- ~ Redirect traffic patterns in July
- ~ Free trolley service during high season
- ~ More green space around beach
- ~ Picnic areas
- ~ Town can encourage without a heavy hand the refurbishment of commercial and residential properties in Coligny area someone needs to step forward to set an example
- ~ The town should crack down on old buildings refurbishment
- ~ Important must straighten out office park road so crooked will be especially dangerous when USCB classes are out
- ~ Dog park

*St. Luke's Group B, Question #3 – (CTC Threats)*

- ~ Need a garage
- ~ Discouraging redevelopment of existing agent structure
- ~ Not allowing enough creativity in the process of redevelopment
- ~ Things as they are rather than looking to the future and what amenities lifestyle younger families are looking for
- ~ Not working out a plan for the future
- ~ Follow the money and back developments which benefit a few at the expense of many
- ~ Beaches in increased use. If increase in public beach areas is anticipated, what are plans for more access and parking
- ~ LMO town has done not encouraging business redevelopment- no town money should be used
- ~ Infrastructure is lacking badly. town needs a put a parallel route to Pope Aenue, not Sea Pines Circle
- ~ Pope Avenue eastbound -put in a right turn lane at Woodhaven Lane
- ~ My long-term concern is the traffic, so I don't think Segways are good along with the bikes. I think the bike rentals should enforce notifying bikers with children that they have to ride with an adult at front an adult in the back.
- ~ Getting out at Seabrook on the Pope is another problem particularly on Sunday Seabrook residents can take Woodhaven but that is still crossing another busy road to get to the light I have no solution
- ~ I like the area even as it is very beachy
- ~ I do not believe there can be any additional buildings constructed
- ~ Additional parking needs to be available all week long not just weekends for day trippers
- ~ Beach use -do we have numbers of beach permit from Bluffton resident if they are utilizing beaches
- ~ Improve traffic flow with alternate routes to reduce congestion
- ~ Incentives for businesses to have truck deliveries at different time to remove delivery vehicles from roadways at peak hours
- ~ beach traffic should be encouraged to other beaches
- ~ How much town land around beach is there to ignore the traffic
- ~ Change the speed limit on lagoon road to 25 miles an hour
- ~ Bike paths have low lighting along road to make safer for this cyclist
- ~ Propose college development with increase cars in traffic
- ~ Consider over passes
- ~ For traffic exiting from Woodhaven lane add a left turn at intersection
- ~ There needs to be a right hand turn into Woodhaven for holy family church in a Seabrook cars and especially service trucks. They tailgate as you slow down to turn. bicycles going south of Woodhaven don't always stop to cross Woodhaven walkers often cross the road intersection regardless of turning cars
- ~ Weekend cars are in a hurry to get to the beach - beach road
- ~ Save the trees
- ~ Need to encourage renovation of aging complexes both inside and out

- ~ Success for bringing more people to the beach
- ~ Lack of information on ways to utilize the resources both summer and winter
- ~ Restrict parking areas to Coligny Circle area with no parking garages. When unavailable parking full, sign "first come first serve" strictly enforce with tickets in the no-parking areas
- ~ USCB anywhere but Mid-Island is insane
- ~ If there are plans to take land through eminent domain, tell us
- ~ garage yuck loses appeal
- ~ I do not see development Bluffton using the beach many go to rivers
- ~ Speed limit on Lagoon Road reduced to 25 miles an hour
- ~ Look at incentives to businesses for off hour deliveries to remove delivery vehicles from roadways during peak hours



**Circle to Circle Committee  
Meeting Summary  
May 19, 2015  
7 p.m.  
Palmetto Electric Community Room**

**Questions for Community Input:**

1. What is the long term function/purpose of the Coligny and Sea Pines Circle Area and how can its experiences be made better for residents? (*CTC Purpose*)
2. What are the most important changes needed to achieve the long term function/purpose? (*CTC Changes*)
3. What are the biggest threats to that goal? (*CTC Threats*)

**Summary of Input Palmetto Electric Meeting**

Palmetto Electric, Question #1 – (CTC Purpose)

- ~ Function: Natural beauty of the beach/nature ecosystem attracts residents and visitors. It is not Myrtle Beach experience
- ~ Balanced social and eco sensitive living environment
- ~ Maintain a quiet, noncommercial environment
- ~ Reduce/manage human vehicular traffic at Coligny Plaza
- ~ Area should welcome residents and visitors to south-end of Island with access to public beach
- ~ Provide areas of accessibility to the beach and shopping areas and recreation
- ~ A beautiful, ecofriendly Town center which has great retail and dining and is easy to navigate
- ~ Tourism center- family fun center
- ~ Gateway to the beach
- ~ Coligny Beach is the largest ocean beach on Hilton Head that is accessible to the general public as far as I know (other beaches are in gated communities or are smaller). So I think maintaining access to this beach is paramount
- ~ Maintain trees and have a well-landscaped area
- ~ Family friendly area
- ~ Play area for children
- ~ Walking/biking friendly
- ~ Parking or shuttle buses to beach and area
- ~ Cobblestone streets
- ~ Trolleys
- ~ Less timeshare, more residents locally
- ~ No Wal-Mart
- ~ More native interaction
- ~ Sale of fruits and vegetables, seafood and other native products

Palmetto Electric, Question #2 – (CTC Changes)

- ~ Traffic and parking
- ~ Promoting harmony and efficiency between autos, bikes, pedestrians is the challenge
- ~ I think elevated walkways to cross Pope Ave and North and South Forest Beach should be considered
- ~ Proactive management and solid resident input
- ~ Shops, recreation, and restaurants that require more walking or travel (bus, trolleys)etc. Yeah, cobblestone streets (not a bad idea) from circle to circle
- ~ Review individual business plans... develop (coerce) changes that would accommodate the plan!
- ~ There must be a traffic light at the intersection of Pope Ave and Lagoon Road
- ~ There must be a crossing guard in front of the Beach House at the junctions of South Forest Beach and Coligny Circle
- ~ Lower the speed limit to 25mph on Pope Ave – enforce it!
- ~ Coligny/Sea Pines/Forest Beach cannot be asked to “shoulder the load” for tourism and beach access.
- ~ Must look to other areas of Hilton Head Island
- ~ Bike parking
- ~ Parking
- ~ Walking and bike paths
- ~ Shuttle services
- ~ Do something with Heritage Plaza that’s original
- ~ Walkable/bikeable pathways
- ~ Public transit (shuttles, mini-buses)
- ~ More parking and public transportation for the beach and the tourism of Coligny area
- ~ More water activities for the ocean
- ~ Must change traffic problems
- ~ Provide large parking lot and have shuttle buses to Coligny area
- ~ Improve Cordillo Parkway – cannot handle a large volume of traffic
- ~ Transportation System!
- ~ Shuttle service to many areas on the Island, including Coligny (all over Coligny)
- ~ The most important change is considering how to proactively address increased vehicle traffic while preserving the “small town” and natural resources which include walkers, bikers, older people, etc.
- ~ Maybe a local transit system to reduce cars and parking

*Palmetto Electric, Question #3 – (CTC Threats)*

- ~ NIMBY (Not In My Back Yard) always gets in the way
- ~ Poor Roads
- ~ Lack of adequate roads and safe bike paths
- ~ Cooperation from Sea Pines and Publix and Staples, etc. (Need a service road there)
- ~ Trying to please everyone and ending up pleasing no one
- ~ USCB
- ~ Biggest threat is capitalist endeavors vs. ecological and quality of life for residents.
- ~ Overgrowth will ruin what HHI has to offer – which will lower home values and the desire for people to want to live or visit here
- ~ Planning cannot be Coligny centric, the island needs a broad, macro vision within which we play a role
- ~ Progress might change the nature of the area – the focal point is the beach
- ~ How will the area be redeveloped - old, outdated and vacant commercial properties?
- ~ Overbuilding

- ~ Too many people – overcrowding
- ~ Not finding the right balance between needs of permanent residents (and part time), viz a viz tourism and development
- ~ My biggest long-term fear about HHI's future development



**Circle to Circle Committee  
Meeting Summary  
May 20, 2015  
10 a.m.  
Sea Pines Community Center**

**Questions for Community Input:**

1. What is the long term function/purpose of the Coligny and Sea Pines Circle Area and how can its experiences be made better for residents? (*CTC Purpose*)
2. What are the most important changes needed to achieve the long term function/purpose? (*CTC Changes*)
3. What are the biggest threats to that goal? (*CTC Threats*)

**Summary of Input Sea Pines Meeting**

**Sea Pines Group A:**

*Sea Pines Group A, Question #1 – (CTC Purpose)*

- ~ A new parallel road to Pope to move traffic of the main road.
- ~ Increase bicycling access in corridors as we become biking community.
- ~ SRS traffic how impartial and accurate will this be.
- ~ Sea Pines Circle is congested more with HW278 and Palmetto Bay feeding into it, plus Sea Pines residents are backed up to the gate now trying to exit.
- ~ SRS should be able to come up with improvements to alleviate the congestion.
- ~ Putting the 200 plus people and campus here is the huge mistake.
- ~ Efficient safe entrance to residents.
- ~ Efficient safe entrance to visitors.
- ~ Clearly defined bike routes at circles.
- ~ Limit business that creates additional traffic.
- ~ Better signage at Greenwood gate.
- ~ To move traffic in and out of Sea Pines and Coligny.
- ~ Don't know how it can be made better.
- ~ Believe it will be worse with additional traffic lights.
- ~ Create an entrance to the Plantation and beach that has a soft esthetic.
- ~ Easy traffic flow/slow but always moving.
- ~ Give time to look at parks, landscaping and business.
- ~ Will a circle at CVS/Pope help traffic?
- ~ Maximize traffic flows at Sea Pines Circle and all 4 approaches to minimize traffic on residents.

- ~ Add parking capacity at Coligny/Forest Beach.
- ~ To handle traffic flow smoothly for convenience of residents (minimize backups, maintain safe conditions.).
- ~ Have separate entrance for Sea Pines residents with electric arm off Palmetto Bay Rd.
- ~ To ease control of traffic in the area especially with growth of tourism, business and USCB campus.
- ~ To make better widen roads/lanes, create more roads in between circles to access the communities and main arterials.
- ~ Run shuttle on Pope Avenue between circles.
- ~ Gathering place the, down town of Hilton Head Island.
- ~ Plaza or road which can be temporarily closed for weekly festivals.
- ~ Long-term functionality is to serve residents and tourists as an enhancement to everyday life.
- ~ It matters how accessible and available Coligny/Sea Pines Circle are hence any increase of traffic will create anger and frustration for all who live and coexist on a small island.
- ~ Ease of movement for vehicles bikes and pedestrians in a safe natural environment.
- ~ Create a casual village ambience that is walker friendly.
- ~ Keep the cars out of the way.
- ~ Vision needs to be less car centric.
- ~ Articulate a clear vision.
- ~ Keep feel of the area a resort community not campus big city traffic jams.
- ~ This area remains a downtown area it should continue to have banks pharmacies restaurants and visitor oriented enterprises like bike rentals. But, it must continue to feel subdued not urban.
- ~ To move traffic (residents tourists commercial bikers and pedestrians) in the safest smoothest and fastest way possible.
- ~ To maintain the original flavor of Hilton Head Island providing a quality lifestyle from natural setting for residents and tourists.
- ~ Think long term and use principles not single points to recommend changes through the years that will come.
- ~ No such thing as a Hilton Head Island downtown we are a tapestry of places to go things to do.
- ~ Coligny for tourists.
- ~ Provide alternative activities at Coligny Park concerts use Palm Beach Gardens Green Market as examples for Sundays.
- ~ A unique place to live learn work and play.
- ~ The Town of Hilton Head Island, friendly to people and car traffic.
- ~ Elevated pedestrian walkways over the various roads to integrate all the roads.
- ~ A large tastefully constructed parking garage would attract the cars necessary to create the needed downtown density.
- ~ Not in my backyard.

- ~ Monitor multiple major events (fireworks concerts festivals church events heritage, etc.), so that traffic of arrival departure is not all occurring at the same time.
- ~ From old Food Lion to Sea Pines Circle is more resident oriented.
- ~ From SPC to Coligny basically for tourists.
- ~ Town should "not do" more than already done in LMO to encourage business owners.
- ~ More parks less business.
- ~ Add multifamily housing on Palmetto Bay Road promote green space ample parking for new merchants.
- ~ Coligny is not Hilton Head's downtown.
- ~ People on the north end don't even know where Coligny is located.
- ~ North end residents have absolutely no reason to come to Coligny however thousand people must go to north end for medical school library shopping and other stores.
- ~ Downtown should be mid-island Shelter Cove not south in or no one goes.
- ~ Walkable area with remote car parking structures and parking outside of area.
- ~ Close traffic around Coligny Circle open for park entertainment grandstand.

*Sea Pines Group A, Question #2 – (CTC Changes)*

- ~ No changes, no additions, only renovating existing structures.
- ~ Redevelopment of our aging community.
- ~ Reduce development.
- ~ Control the growth of traffic.
- ~ We must know what the traffic count is and varying conditions, tourist vs. non-tourist.
- ~ New living units should not be added to already overcrowded areas.
- ~ New businesses should not be added or new things added that will draw more traffic in already crowded areas. The south end of the island is already saturated and does not need more things like a college campus.
- ~ Sooner or later development will have to stop. Cannot see how we can have enough parking and infrastructure to handle it.
- ~ Take Sea Pines Circle back to 3 lanes as originally designed.
- ~ Traffic circle problem overblown it isn't that bad tonight. USCB will be poor kids working on the south end. They will live in cheap apartments on Forest Beach and ride bikes.
- ~ Newly designed gate entrance to Sea Pines Circle in ocean gate to accommodate resident's flow of traffic separate from guests.
- ~ The effect of USCB on the island residents and visitors. USCB should remain in Bluffton.
- ~ Need a safe bypass out of Sea Pines main gate along the west side of Greenwood ending at Target road, in front of five guys.
- ~ Improve pedestrian crossovers from parking lot to remove all plants that block vision at these crossovers.
- ~ Slow traffic down, curb cuts, bypass, and reconfigure circles and intersections.
- ~ Parking structure/shuttle.

- ~ When traffic study shows Sea Pines Circle overloaded, how would this affect recommendations?
- ~ Biggest change should be to develop another parallel road from bridge to beach around Palmetto Bay Road.
- ~ Devise some way to increase the traffic flow
- ~ Traffic management through the circles and the Sea Pines gate. if no one can get there ambiance in the town center is worthless.
- ~ Better directional signage.
- ~ Concrete barrier at circles to prevent cutting in, which is extremely dangerous
- ~ Support the vision and legislate building improvements.
- ~ Traffic problem must be solved. This is a true quality of life issue for residents and visitors alike. Rundown facilities must be redone, but no redevelopment should aggravate the traffic problem.
- ~ Sea Pines Circle be changed to real intersection for improved traffic flow.
- ~ Require right turn only out of campus so that traffic has to go to lie at Office Park Way and Pope Avenue, then they can use New Orleans Road, which is commercial. Or, likewise, could require those coming to campus to use that same intersection and not turn at Marley's.
- ~ Restrict high volume businesses from locating in the area access the Sea Pines Resort.
- ~ Reevaluate the USCB construction.
- ~ Hold on total USCB building plan until a need for more exists. Building makes both circles in to direct traffic.
- ~ Increase Sea Pines fee to \$10 and immediately. The Town should take over State roads in the circle area.
- ~ Multilevel parking garage parking and accessibility.
- ~ Provide shuttles from parking lot to the beach.
- ~ Slow traffic down to provide for intermingling of bikes, peds, cars
- ~ Use underutilized facilities, i.e. churches on Pope Avenue, to initiate a trolley parking service for those people.
- ~ Parking lot away from corridor for students and provide shuttle service to the campus. Keep students cars from ever entering Sea Pines Circle.
- ~ Parking lots, garages, students not allowed having cars.
- ~ Hire national traffic design firm to prepare a ferry transportation plan and implement it.
- ~ Parking structure, shuttles.
- ~ Lose the college
- ~ Increase beach parking.
- ~ Stop the TIF. USCB shuttle students.
- ~ If campus were other possible uses, would be much worse.
- ~ Obtain advice from a National Traffic consulting firm current engineering and construction
- ~ There are problems with the changes.
- ~ Clear set of Town regulations and permits for development redevelopment.
- ~ Traffic needs to be better managed.

- ~ Facilities need to be upgraded.
- ~ Existing structures might be improved and refurbished to attract new businesses.
- ~ Stay current and relevant.
- ~ Encourage renovation /redevelopment along Pope Avenue. Don't want to see a strip mall atmosphere. The new LMO will produce just that. Island values, living in harmony with nature. Look for ways to make the area in question resemble/invoke charm nature indicative of this area with less traffic.

*Sea Pines Group A, Question #3 – (CTC Threats)*

- ~ Overbuilding, overcrowding.
- ~ Impact on wildlife (birds especially).
- ~ Hilton Head Island becoming another Myrtle Beach Florida strip mall, ugly beach and polluted waterways with property values down, quality of life down, business becomes trashy and the list goes on.
- ~ A barrier island is a barrier island is a barrier island. As a resident, tourist or retired person, we are able to live in harmony with maker Charles Fraser. Have you evacuated for a named storm. Easy sometimes. Not possible from the toe of the island.
- ~ Major lack of infrastructure in area no control on growth to allow infrastructure fix.
- ~ Don't design a silver bullet there is no such thing given the diversity of Hilton Head Island. Continued addition of more living units and things like college campus and overcrowded areas.
- ~ Greatest threat: Ignore facts traffic difficulty resolving conflicting interests lack of implementing the vision. It is difficult to determine much of anything until the public is able to see an engineering plan showing how the increase traffic will be handled in the corridor being discussed from the old Food Lion to the beach.
- ~ There's very little room to expand infrastructure of roadways/circle to accommodate today's volume of cars.
- ~ Fail to solve the traffic problem is the single most important threat.
- ~ If the Sea Pines traffic problems at Circle not solved, there will be opposition to any plan and the funding.
- ~ Mistrust of towns process not transparent ram down the throat attitude.
- ~ Problem traffic.
- ~ Part of solution is bus transportation for students from north in of island and Bluffton.
- ~ Who is your customer two-and-a-half million tourists, thirty eight thousand residents, Island, mainland, day trippers can't satisfy them all, so don't try.
- ~ More security will be needed stronger drinking control student population increase.
- ~ Non-compliant with 2040 Lowcountry area transportation study long-range transportation plan, congestion management, livability and complete streets, as well as barriers to mobility and multimodal integration.
- ~ Economic vitality and tourism environmental stewardship.
- ~ Having no vision for the future of our community. Must not become like so many Florida gated communities. Who wants a quiet enclave surrounded by high speed crowded roads and fast food retail in the strip malls. Biggest threat is just complaining and assuming nothing will be developed. Many other things will result in more traffic.

- ~ Less development and more green space. Not development on both sides from circle to circle.
- ~ Development overloading infrastructure, not changing methods or formats of thinking to stay current, but we can still keep our identity.
- ~ Money and greed.
- ~ Resident's sentiment toward need to balance tourism.
- ~ Increase traffic.
- ~ Lack of patience on part of residents.

**Sea Pines Group B:**

*Sea Pines Group B, Question #1 – (CTC Purpose)*

- ~ What will the corridor look like in 5 to 10 years?
- ~ Beautiful functional.
- ~ Easy access to natural areas.
- ~ Tourist accommodations and services.
- ~ Keep density to a low level we are reaching saturation.
- ~ Serve all of the varied interest traffic residents, tourist, corridor business, churches and future students.
- ~ Function and purpose:
  - Bike / pedestrian transportation to beach area.
  - Restaurants and shops at Coligny.
- ~ Better for residents:
  - Limit traffic / encourage biking and walking.
  - More green space / parks.
  - Big setbacks and lower profile buildings.
  - No big chain stores restaurants encourage local business.
- ~ Convenience shopping & commercial area.
- ~ Town's economic development office should be involved with vacancies.
- ~ Should be bicycle friendly.
- ~ The purpose of the Sea Pines Circle area is a conduit to both Sea Pines Plantation and the collection of commercial areas.
- ~ Make better by assuring traffic flows easily and safely.
- ~ To provide the infrastructure needed to move traffic efficiently and effectively.
- ~ To provide bike paths and bike parking in appropriate manner.
- ~ To provide a wide variety of areas arts offices food doctors etc. that will complement each other.
- ~ It is the gateway to downtown maintain and enhance its appearance to keep it fresh.
- ~ Varied shopping dining small business easy access to businesses.
- ~ Easy access through the circles to the beach.
- ~ Adequate parking.
- ~ Coligny should be a friendly tranquil beachside village for families and others to enjoy uncrowded access to the public beach and nearby amenities.
- ~ Its function is to move people from home/shops to beach and about.
- ~ I wonder about a walking only area around Coligny.
- ~ Another roadway to Sea Pines.

*Sea Pines Group B, Question #2 - (CTC Changes)*

- ~ Restaurants bike shops miniature golf clothing toys shop should continue.
- ~ Town's economic development office should be heavily involved.
- ~ Town should provide Incentives for upgrading outdated commercial space.
- ~ Resident amenities should not be sacrificed for tourism.
- ~ Stop building.
- ~ Parking garage at Coligny area.
- ~ Proper traffic flow for residents of Sea Pines.
- ~ Stop building.
- ~ No USCB.
- ~ Review new LMO not restrictive enough.
- ~ Hilton Head Island environmental stewardship should continue to be a primary objective that shouldn't be sacrificed for development.
- ~ Maybe a shuttle system would help.  
A redirection of traffic is needed.
- ~ A constant need to be on top of the situation.
- ~ Public transportation system should be established to make the area less car centric.
- ~ Better communication between town and community we are way behind the curve.
- ~ Limit /avoid congestion by limiting development that would attract more visitors through the corridor can handle.
- ~ Improve roadways to better handle existing and future traffic congestion.
- ~ No new construction. All current building should be used.
- ~ No high signs.
- ~ Eliminate new commercial activity around SP circle.
- ~ Change new LMO eliminate new commercial around SPC.
- ~ Improve auto and bike access.
- ~ Offer incentives to carrot property owners to update or provide new venues with the proper zoning.
- ~ Develop a plan and follow it and enforce it.
- ~ Create a common goal among residents, officials and guests.
- ~ Less retail, more green and paths and nature.
- ~ Make sure that provisions are made to ensure that traffic flows smoothly throughout the area.
- ~ Improved traffic flow refreshment of corridor.
- ~ Maintenance of structures and curbside areas.
- ~ Time the lights on Pope Avenue to eliminate backup from Sea Pines Circle.
- ~ Traffic flow control.
- ~ Maintain natural beauty.
- ~ Encourage biking / walking hidden parking lot / garage with transportation facilities for tourists.
- ~ Outdoor shopping / restaurants with the pedestrian roads at Coligny.
- ~ Parking at Coligny beach with turning onto Forest Lane is a problem.
- ~ Increase sight lines and Circle.
- ~ Consider flyovers at the Circles.
- ~ Find a different on island location for the university.

- ~ Build a separate residents only entrance to Sea Pines.

#### *Sea Pines Group B, Question #3 – (CTC Threats)*

- ~ Elected officials.
- ~ The Town of Hilton Head's lack of staff to review and implement.
- ~ Hilton Head town government more interested in revenue growth than preserving natural beauty of Island.
- ~ HH town permitting 5th floor building and more condos/timeshare.
- ~ Differing goals from Sea Pines residents, Town of HHI and commercial interests.
- ~ Biggest threat is influx of more people.
- ~ Change, which is constant.
- ~ Increase development without regard to increased traffic conditions.
- ~ Lack of commitment by commercial developers to improve their properties
- ~ Different goals from Sea Pines residents, resort, Town of Hilton Head Island and commercial interests.
- ~ traffic lights and signs to protect pedestrians and bicyclists from turning vehicles
- ~ Day-trippers are going to come in increasing numbers so prepare for them
- ~ Congestion and increase in traffic and students that do not add to the tourism spending
- ~ Traffic: congestion, increasing population/use, current poor traffic flow, lack of alternate routes.
- ~ Failure to address is biggest threat.
- ~ New traffic routes (e.g. a road through the Staples shopping center to Palmetto Bay Road) should be developed to ease future traffic.
- ~ Coligny Plaza should get facelift but maintain low key beach town with minimal development, not strip mall from Circle to Circle.
- ~ Vision is threatened by powerful commercial interest seeking unlimited business growth. LMO rewrite abets this growth.
- ~ USCB campus and traffic associated with it.
- ~ Infrastructure to support traffic flow requirements.
- ~ Not restricting big chains and retailers, i.e. Walmart @ Arrow Road.
- ~ Not enough housing to accommodate students and personal personnel as it is plus increase in traffic flow across the island let alone circles.
- ~ Funding for infrastructure.
- ~ Lack of cohesive plan.
- ~ Stop building. Re-review LMO (new) not was what we intended.
- ~ Do nothing.

#### **Sea Pines Group C:**

##### *Sea Pines Group C, Question #1 – (CTC Purpose)*

- ~ Restrict high volume businesses from locating in these areas.
- ~ Find two accesses to Sea Pines Resort.
- ~ Direction hold on more building until a real need exists.
- ~ Make both circles into direct traffic lights.

- ~ Raise Sea Pines entrance fee to \$10 immediately.
- ~ Is there a way to reroute some Sea Pines Circle traffic down Office Park Road to New Orleans keeping it out of the circle.
- ~ Different entrance for commercial traffic.
- ~ Function shopping entertainment for residents and tourists of area.
- ~ Fix better traffic flow.
- ~ No left turns or crossing at cross streets except at lights.
- ~ Long-term purpose residential, vacation, religious, beach area.
- ~ Provides services to area residents.
- ~ Traffic needs to be limited.
- ~ Reduce stop fractional development of timeshare condos.
- ~ Feed traffic efficiently into Sea Pines.
- ~ Is an additional entrance considered for Sea Pines and what are the options?
- ~ Long-term function is to channel traffic smoothly without lights.
- ~ Setting a tone for island experience.
- ~ Purpose create a sense of island living slow down enjoy natural beauty reducing beauty.
- ~ The long term purpose should be a walkable and bike friendly corridor with tourists businesses and attractions restaurants mini golf tours shopping.
- ~ Parking deck should be built on office park executive park and or Cordillo.
- ~ Shopping entertainment showcase for the Hilton Head experience to be a vibrant attractive.
- ~ Museum nature center.
- ~ Ease of use.
- ~ Pleasant experiences.
- ~ Function access to beach amenities.
- ~ More informational guidance for visitors.
- ~ More walkable parking at both ends amenities along.

*Sea Pines Group C, Question #2 - (CTC Changes)*

- ~ Direct traffic from USCB to the stoplight at Pope Avenue.
- ~ Residents have exclusive in-and-out traffic lanes from Sea Pines. Make ASPPO the primary Organization to lead change in residential areas.
- ~ Expand traffic capacity.
- ~ Consider parking garages. Parking garages can be attractive 2-3 level buildings and are no more unsightly than parking lots.
- ~ Parking garages on site of Coligny Beach public parking and on site of present Gallery of Shops at Sea Pines Circle. This building needs replaced
- ~ I would love to see a greener plan make our community a golf cart friendly community for residents.
- ~ Possible third gate into Sea Pines off PBR. This would keep much of tourist traffic away from Sea Pines Circle and Greenwood Drive.
- ~ Reduce speed limit.
- ~ Easy crossings for pedestrians and bikers.
- ~ Parking decks on office park executive park Cordillo.
- ~ Secondary roads parallel Pope Avenue.
- ~ Wide vegetation barrier between Pope Avenue and commercial entities.

- ~ New entrance road to Sea Pines to lessen traffic. Build the cut through road behind Publix to re-channel Sea Pines residential plantation traffic away from circle.
- ~ Continued growth in Bluffton and tourism to beaches is an opportunity.
- ~ Clean up the parking lots of malls along 278. They are atrocious. Help local shops by advertising the parking lots have been renovated. No need to renovate whole building complexes. Local shops can help by putting out balloons and host events to remind residents of their existence.

*Sea Pines Group C, Question #3 – (CTC Threats)*

- ~ City and County Council.
- ~ Needs public vote.
- ~ Foresight of current Town Leaders in not qualified or capable of finding a viable solution.
- ~ New LMO increasing density.
- ~ A Town Council that looks beyond potential tax revenues and employment for taxing family and friends.
- ~ How much influence will the committee have on Council?
- ~ Town Council.
- ~ Deep pocketed developers.
- ~ Threats traffic.
- ~ Gridlock.
- ~ Failure to respect environment.
- ~ Excessive cutting of trees.
- ~ Threat: Throwing the baby out with the bathwater.
- ~ Traffic, traffic, traffic.
- ~ Too much commercial, both apartments and services.
- ~ Too liberal zoning regulations. We do not want a Myrtle Beach.
- ~ Inability to acquire land rights for cut through road to avoid Sea Pines Circle.
- ~ Lack of funding for alternate or cut through road to avoid SPC.
- ~ Inability to attract new businesses.
- ~ Island looking old tired and unattractive.
- ~ Can the decision of the USCB school be reconsidered?
- ~ Over regulation.
- ~ USCB campus.
- ~ Too many people
- ~ USCB campus lack of parking.
- ~ The new USCB campus being considered in this planning major traffic.
- ~ Questions about college crammed in an area in discussion. That will impact the success of the students to live in housing and bicycle in traffic in area without ways to cross.
- ~ Ride in cars to all coexist.
- ~ Too much traffic for small areas from Circle to Circle. Needs more green space.



**Circle to Circle Committee  
Meeting Summary  
May 27, 2015  
4 p.m.  
Hilton Head Plantation House**

**Questions for Community Input:**

1. What is the long term function/purpose of the Coligny and Sea Pines Circle Area and how can its experiences be made better for residents? (*CTC Purpose*)
2. What are the most important changes needed to achieve the long term function/purpose? (*CTC Changes*)
3. What are the biggest threats to that goal? (*CTC Threats*)

**Summary of Input Hilton Head Plantation Meeting**

**Hilton Head Plantation Group A:**

*Hilton Head Plantation Group A, Question #1 – (CTC Purpose)*

- ~ Visual image: beachy image of Coligny.
- ~ Tourist experience.
- ~ Destination place for residents gathering place for tourists.
- ~ Town relaxed, walkable, bikes.
- ~ Beach access more convenient to visit.
- ~ To keep the island environmentally sound we need to complete sewerage.
- ~ Money is being spent for a new USCB campus could surely be better used to keep our water safe and clean.
- ~ Try to keep beachy character of Coligny Plaza.
- ~ The perceived image of Hilton Head Island needs to match the reality.
- ~ Would be more pedestrian friendly, need a place for retail restaurants and environment for friends.
- ~ Should be a destination.
- ~ Maintain the area as the town center walkable friendly with small business manufacturing companies.
- ~ Town should encourage next.
- ~ Develop area properties for beach access, dining, restaurants.
- ~ Walkable with a friendly entryway that greets visitors and locals.
- ~ Get rid of the empty buildings and outdated space and fill with updated shops, green spaces, small parks, etc.
- ~ Restaurants that appeal to all ages and not just 20 year olds.
- ~ Mix of culture/history/nature/religion, South Carolina not only Hilton Head history.
- ~ Gardens/parks, restaurant/crafts, church involvement opportunities.

*Hilton Head Plantation Group A, Question #2 - (CTC Changes)*

- ~ Marry the different needs of students, residents, tourists and workers.
- ~ More public transportation to decrease car traffic.
- ~ Properties to be updated to reflect the times and shouldn't be allowed to fall into disrepair but the area doesn't need theme park like attractions, since families can come here for the special family feel.
- ~ Creation of civic center, public art, memorable buildings, pleasant walking areas.
- ~ Diversity of activities important.
- ~ Moving sidewalks.
- ~ Town should encourage updating to remove tired looking building spaces.
- ~ Provide tax incentives to tear down and renovate Coligny Plaza.
- ~ Build new Town Hall on Pope Avenue and establish a downtown for Hilton Head Island.
- ~ Pope Avenue should be one lane each way, with a bike lane and walkways. Parallel side streets can be used to manage traffic.
- ~ USCB should be required to make an annual payment in lieu of taxes to cover services near or below the 4% arrangement.
- ~ The Sea Pines Circle should be changed to regular traffic lights.
- ~ Find a way to encourage the renovation of Coligny.
- ~ Shuttle service to Coligny from hotels on a regular schedule.
- ~ Additional activities to promote besides the beach: biking, running/walking, dining, shopping, cultural venues and playgrounds for kids like the one at Shelter Cove, not Myrtle Beach thrill ride.
- ~ Address visibility of what is there during the offseason.
- ~ The town should not be in the real estate business.
- ~ Attractive offers to encourage owners to update and enhance vacant or outdated commercial spaces.
- ~ Make it easy for people to park and then not use their car for short local access.
- ~ Promote bike trails.
- ~ Coligny shopping center owner needs to clean up and renovate.
- ~ The town should offer tax abatements for renovation.
- ~ Parking is always a problem. Public transportation can help. Purchase tickets for days on and off transportation.
- ~ Use original parking area at Coligny as two levels 1 ground level and one of to handle more vehicles.
- ~ Close Office Park Road traffic off at the end of Park Plaza. Office Park Road can be accessed by New Orleans Road from 278.
- ~ Sea Pines could have contractors enter by back gate only and exit by back gate, eliminating traffic numbers from Sea Pines Circle.
- ~ Eliminate circle and go by traffic signals for movement, timing with heavy flow.
- ~ Replace Sea Pines Circle with a traffic light.
- ~ To what extent do variations in the size, scope and success of the USCB program hospitality management and lifelong learning affect traffic?
- ~ Does it really matter as much as other factors e.g. population growth, etc.

- ~ Office space, classrooms, restaurants galleries, public art, walkways and paths to connect art studios. Make them affordable.
- ~ Tourism equals lower taxes. Once tourists have moved on, replace with families. Not enough for teens to do. Need things/activities to encourage them. Need good food family restaurant, teen hang out areas.
- ~ Town must do something about vacant outdated commercial and condos. Looks awful. Tourists will not return to dumpy places.
- ~ Utilize a trolley system and/or small bus from a central area for parking on the Graco building, then going toward Coligny. Make it user friendly with free frequent stop to and from the parking area to the beach. Need more informational kiosks. Encourage walking. Slow down traffic and encourage pedestrian enjoyment and safety.
- ~ Adequate parks.
- ~ Business and recreation opportunities that best meet the needs of long-term and short-term residents of the area.
- ~ Mixed-use master plan with eco-friendly mix of small businesses retail recreation education cultural. Keep close to Charles Fraser original vision.
- ~ Have all buildings more up to date.
- ~ Better street signage.
- ~ Do not allow timeshare people they are aggressive and leave a bad impression.
- ~ Deal with timeshare condo/issues, rundown building safety issues, bike racks that are outdated Trolleys up and down circle.
- ~ More parking is needed.
- ~ What are the operational details of the USCB program, including enrollment levels, enrollment sources and projections and development of summer operations? How does this limit and/or enable other possibilities and plans for the circle to circle area.
- ~ What is the USCB plan?
- ~ Maintain beachy look of Coligny, maintain trees and other growing things, maintain current balance between beach look and shops and restaurants look. Maintain the current balance between the proportion of full time visitors and proportion of day visitors. Drop-off at the USCB campus.
- ~ The answer needs to be in the context of larger Island master plan, e.g. goals, inventory, analysis.

*Hilton Head Plantation Group A, Question #3 – (CTC Threats)*

- ~ Bluffton is a disgusting mess. The flyover is such a waste of money. People who drive from Bluffton to use the beach should have to pay for parking. Free parking at Coligny is not helpful. Parking fees at beach should be higher to discourage driving. Return a resident / islander beach park to the residents.
- ~ Population growth is a concern, impacts all factors. How much cost in town budget? Will taxes support whatever improvements are made?
- ~ Parking away from beach with trolley cars running back and forth. Bluffton residents welcome and benefit.
- ~ No large 2 or 3 story parking structure we care about beauty not concrete.
- ~ Undue influence being exerted by land owners, developers and timeshare hotel chains.
- ~ Converting too much green area to buildings and parking lots.
- ~ Ignoring the needs and values of full time residents.

- ~ USCB equals NO: a. do not use our tax dollars. b. will not generate money as hoped for. c. college students live dollar to dollar. d. will not enhance beauty or economy.
- ~ USCB campus is a bad idea. Take the 23 million and apply it to the disgraceful situation of no sewer access. According to the Island Packet \$6,000,000 would extend sewer to the unserved areas.
- ~ Specialty tracks like resort management are moving from brick-and-mortar facilities to online learning. The Gateway campus is more than adequate. Resorts and hotels can offer internships for students to get practical experiences.
- ~ Embrace day visits from Bluffton Sun City that is a growing year-round market.
- ~ Traffic we need to keep it safe for vacationers and bikers.
- ~ Ourselves. Establish the vision plan and implement. Don't be limited by smaller issues that can be worked out with time.
- ~ Not starting with island master plan land use traffic public facilities cultural facilities this town wants a downtown...
- ~ We need to continue to stay updated. With ongoing trends occurring in the world and not so stuck in the 1970s and 1980s. our island is beautiful and should continue to stay that way, but timeshare should be phased out replaced with smaller trendier hotels, small be in B&B's. All empty buildings should be raised or upgraded to present a clean updated ongoing look.
- ~ Political will.
- ~ Citizens resist a change.
- ~ Not in my backyard attitudes. We should market the entire area Bluffton and Hilton Head as an arts destination, as well as beaches and recreation. Do a better job of doing this, not just golf.

### **Hilton Head Plantation Group B:**

#### *Hilton Head Plantation Group B, Question #1 – (CTC Purpose)*

- ~ Tourism the area is the hub of tourism not permanent residency. Tourism is the means by which the island is marketed need to improve traffic flow and congestion using New Orleans as an alternate route for example.
- ~ Long-term Coligny attraction is the beach hotels timeshare equals people / families keep it that way.
- ~ Bike trails are perfect let cars be advertised leave car at Hotel walk bike shuttle you can get almost anywhere including eat without a car we done it can last for years C business should reflect beach vacation fun food so come non- vacation time area may be quiet
- ~ Keep environment standards high.
- ~ Going to the beach will remain primary two families as there are less and less beaches focus equals family time plenty of amenities for residents their choice to live there grocery pharmacy clothing etc. town should be involved with update to Coligny keep it simple. And family oriented less cars better settles you shuttle as incentive.
- ~ Balance between tourist generating dollars and environment preservation.
- ~ Road to the beach and restaurants. Find alternate route like New Orleans Road.
- ~ The town of Hilton Head Island is becoming more like the city of Hilton Head Island. it is going in the wrong direction we really need to look the other way and start thinking of ourselves as a village on Hilton Head Island we really are the island of villages the plantations the resorts are really small villages they share their own environments most times by using the natural

- environment there are a number of opportunities to create villages along the circle the circle using innovative landscaping less palm trees and more live oaks and other native plants
- ~ I have talked to teenagers and they say they don't like coming here because there is nothing for them to do teen oriented stuff like bands etc. it would help.
  - ~ Vision stores restaurants cultural events in buildings tastefully blended with environment.
  - ~ It would be great to have a walkable Street (Pope Avenue) where the sidewalk and boutiques and art galleries restaurants with outdoor seating bookstore for people to wander into movie theatre performance theater a section of artists studios to visit must be affordable space.
  - ~ This area is downtown Hilton Head imagine walking from the old Food Lyon to Coligny. Why would you bother? Imagine Charleston, beautiful Savannah, once there, why would you not walk? Please make this area walkable and work to walk.
  - ~ Update and maintain this area so it doesn't look tired and shabby. Continue to encourage pedestrian and like traffic. We don't need more cars in that area.
  - ~ The Coligny shopping area needs upgrade it is an outdated eyesore.
  - ~ I believe lighting is necessary for human safety and it's more important than sea turtles, especially where sea turtles don't traffic Hilton Head plantation should learn this too.
  - ~ Do not build the USCB hospitality program building 1) it will not be used. Students will hate and avoid the commute when all the other classes on campus. 2) it will cost us any more to maintain than its benefits 3) the State USC system should fund this building not Hilton Head
  - ~ Don't allow lights up like Kroger Shelter Cove. Don't make more changes to the LMO. Don't change Fraser's vision.
  - ~ To keep as close as possible to the ideals of Charles Fraser we don't want to look like Ocean City Maryland.

*Hilton Head Plantation Group B, Question #2 - (CTC Changes)*

- ~ Is there an option to have a second north -south road west of Pope Avenue?
- ~ Most important:
  - o Push the buildings to the street.
  - o Encourage sidewalk sales and dining.
  - o Build parking lots and garages well away from main streets.
- ~ More bike paths will increase pedestrian safety especially if lighted at night. More visitors parking further away require more foot traffic off street.
- ~ Stop listening to developers.
- ~ Let him go to Myrtle Beach.
- ~ Need parking garage low impact lighting along road.
- ~ And parking areas not necessarily garages.
- ~ Need parking lots off main street, maybe a few stories to allow a large amount of parking, maybe multiple ones at back of retail space.
- ~ Sea Pines Circle needs to go to traffic light with left turn lanes open Cordillo Parkway to go from South Forest Beach up thru Harris Teeter Center and Riley complex shortcut like New Orleans Road.
- ~ Look at people as opportunity their money pays our taxes.
- ~ People will long for a day at the beach.
- ~ Extend Woodhaven Road behind St Luke's, along boundaries between Seabrook Holy Family Methodist churches, to the town property at the new USCB campus to Office Park Road, which goes to Park Plaza.
- ~ Greenwood Drive traffic congestion must be resolved by adding alternate routes.

- ~ Traffic flow, access to hotels and timeshare check-in staggered.
- ~ If USCB doesn't move into the Office Park space, it would assume something else will. Therefore, we need to find a solution to Sea Pines traffic circle regardless. Are there places to build alternate routes like New Orleans and Arrow Road in Staples/Publix quadrant?
- ~ Move art academy or gallery closer to Pope or link Cordillo Parkway and Pope Road (Red Piano Gallery & Art League Academy).

*Hilton Head Plantation Group B, Question #3 – (CTC Threats)*

- ~ Allowing variances to Charles Fraser ideas.
- ~ Over development of our population how many more summer visitors do we want to attract.
- ~ Threats are citizen resistance to change.
- ~ Failure to have an overall vision for the island and the circle to circle area in particular.
- ~ Looking like Myrtle Beach.
- ~ Continual overdevelopment in that area which just over developed. The biggest threat is having the town planning staff lead the redesign.
- ~ Chain stores and eateries with thinly disguised typical franchise architecture.
- ~ The fear of day trippers will stifle the best solution if it's good the day trippers will come if it's bad no one will.
- ~ The town planning ordinances don't encourage or even allow anything different than what we have now buildings with parking lots ringed with plants. This seems at odds with a pedestrian centric solution are we prepared to make a real change with regards to the LMO.
- ~ Things to consider: In spite of their claims Hilton Head is a difficult place to build with an uncooperative staff. It is easier to build in the historic district of Charleston than on the island. The Corridor Review Board makes no distinction between good and not good. Again, Charleston has figured this out and we haven't. Will we line up world class land planners to lead this effort? If not, why?