



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

**Monday, February 22, 2016  
10:00 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, 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:
    - December 15, 2015
    - January 25, 2016
- 4. Unfinished Business**
- 5. New Business**
  - Proposed Sale of Cordillo Courts
  - Recommendation for County's Jenkins Island US278 Access Management Transportation Project
- 6. Adjournment**

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

# TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: December 15, 2015

Time: 10:00 A.M.

Members Present: Kim Likins, Tom Lennox

Members Absent: Lee Edwards

Staff Present: Scott, Liggett, Derrick Coaxum, Nicole Dixon, Jill Foster

Others Present: Barry Taylor, *FWA Group*, Frank Soule, *Island Recreation Association*, Peter Keber and Mike Weaver, *Parks and Recreation Commission*

Media Present: Zach Murdoch, *Island Packet*

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**1. Call to Order:**

The meeting was called to order at 10:00 a.m.

**2. FOIA Compliance:**

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

**3. Committee Business:**

**Approval of Minutes:** Mr. Lennox moved to approve the Minutes of the October 26, 2015 meeting. Mrs. Likins seconded. The Minutes of the October 26, 2015 meeting were unanimously approved.

**4. Unfinished Business:**

**5. New Business**

• **Island Recreation Center Expansion**

Scott Liggett, Director of Public Projects & Facilities/Chief Engineer stated they were here today with a non-action item for the Committee. As a refresher, the Master Plan was approved by Town Council a couple of years ago. At the time the Master Plan was approved, Town Council directed staff to develop a schedule and proposed funding for as aggressive a schedule as we could possibly pursue. We have been back to Town Council on a couple of successive budget discussions. Council has approved aggressive levels of funding for design development and permitting with construction monies infused into the budget here for Fiscal 2016. As you all are aware at about the time the budget was approved here in June, 2015, the School Board informed us they intended to rescind their prior approval of our project pending resolution of a conflict that appeared to emerge with their notion of an expansion there at the Hilton Head Island High School. Essentially we were fighting over the same dirt. Those conflicts have since been resolved, although we did lose a little bit of time along the way. We did get concurrence from the School Board, the expectation we have had all along, a revised easement agreement for the project would have to be negotiated. Now there is an additional requirement for likely that will be a shared use parking agreement with the School District, the Association and the Town. It is

all working its way through and frankly we are due to another audience with the School Board here in January. Before we return to the School Board to share them our advancing plans we thought it was prudent to return here to Town Council so that you can see what it was that we were about to share with the School Board. We have also invited the Parks and Recreation Commission today so they could be advised of the same details. We have our Consultants here today – Barry Taylor representing FWA Group who is prepared to share with you his advancing plans.

There is one detail in particular that I feel compelled to close the loop on with Council. That was a question that arose at the time the Master Plan was approved regarding an interest that was expressed at the time as to what options might exist for a more permanent closure of the swimming pool as opposed to the dome we set up and break down every year. Staff is not recommending the enclosure that you will see and the Rec Association is not recommending - it in fact I think they have some concerns of any kind more permanent structure. We did feel compelled to answer that question to Council and if there is any guidance that you might have as relates to that enclosure, perhaps we can get into that today along with the other items.

Mr. Liggett invited Barry Taylor to the podium to give his presentation.

Barry Taylor gave a detailed presentation, including a 3D modeling of the facility and advised the Committee what they could do if they modeled and added the closure for the pool as well.

The FWA Group is currently working with the Rec Center staff under the direction of the Town of Hilton Head Island to upgrade their current outdated facilities. The project includes upgrades to the existing gymnasium, office areas, classrooms, and toilets. New construction will include:

1. Full size gymnasium with retractable bleachers;
2. registration/office areas;
3. vending/snack area;
4. community and fitness rooms;
5. a second floor running track and exercise areas;
6. pool office/storage buildings; and
7. pool toilet building

In addition, site features will include additional parking on School Road; relocated tennis courts and ROTC drill pad; a new pool deck and pool dome; and additional field lighting for an existing field on the school property.

The proposed new building construction will be approximately 31,000 square feet on two stories with 15,000 in renovated existing space. Exterior support areas make up an additional 2,500 square feet.

Construction is proposed to be a combination of CMU wall construction and steel framing. Roof is a metal truss system with areas of flat and pitched roofs. Exterior brick and stucco finishes will generally match the existing building in color and texture. The second floor

will be open to the first floor and translucent wall panels at clerestory elevations will allow light to penetrate all areas of the building.

After his presentation, Mr. Taylor asked the Committee if they had any questions. Mr. Lennox said how impressive the presentation was and was interested in Mr. Taylor's comments on the community room space and office space. I assume you have anticipated future needs for community gatherings and community room type of demand as well as demand for additional office space. Mr. Taylor showed the Committee areas that they call fitness spaces for code reasons but they could also serve as classrooms. Another request that was made of the Rec Center was a big enough space that in certain events, Town Council would want to meet at the Rec Center and this space would work. It can hold up to 130 people.

Mrs. Likins asked if the change with the School District and the modifications you have had to make is that going to impact the overall cost of what was estimated. Mr. Taylor said it will affect it somewhat because they were not planning on building tennis courts before. We will have to make accommodations for that. Other than that, it will not affect the cost unless you decide to add the enclosure for the pool. Mrs. Likins asked what the estimate of what the cost for the project will be. Mr. Taylor said the overall cost is a little over \$7,000,000 as it is now plus the additional work for the tennis courts which will be another \$250,000. A good budget number where we are right now is about \$7,400,000.

Mrs. Likins asked on an average day how many kids can the facility serve. Frank Soule said they can probably double capacity. They are already at 200 a day that we are serving in the existing building.

Mrs. Likins asked whether they have had a security specialist look at the plans and say this is the way it needs to be designed to be able to make sure that the kids that are there are in the most secure fashion possible. Mr. Taylor said if you come through the outside doors to this vestibule space the Rec Center has the option to add security here so that you can be buzzed in or a card swipe to get you in. All the other doors are controlled through a card swipe to get out.

Mrs. Likins asked what was the square footage on the office space/fitness space. Mr. Taylor responded they average 700 square feet per space.

Mrs. Likins stated she has had a significant amount of citizens write her about racquet ball and pickle ball. We can look at other facilities but if we are about to make a \$7,000,000 investment, I just have to ask is there no feasible way of incorporating racquet ball courts into this facility. If it seems to be a community need and it is clearly something I know we have gotten calls about do you have any thoughts on that? Mr. Soule responded they are pretty much land locked in what we have in available space there. We always could eliminate some of the current elements we have and see if we could squeeze that in there.

Mr. Taylor advised they are also doing the facility at Buckwalter for PALS and they have added two racquet ball courts but they are not sure of the demand for that. There isn't a lot of demand as there used to be for racquet ball.

Mrs. Likins asked about the community room space – is that something you anticipate would be used during the day. Mr. Soule advised when we say community rooms, we also hope to have staff meetings and be able to move Town Council if they want a meeting in another part of the community at a Town Facility. Mrs. Likins just wanted to see if there was any possible way to have leverage because I would sure hate to build this facility and have room sitting there empty if we have citizens who have been asking for certain types of recreational activities. Community rooms can be beneficial but we have a lot of community rooms on the Island too, including with Palmetto Electric and the PSD. As far as Council having to use the community room, we have other options and I don't know that would be something we would need frequently. If you feel strongly that you need all of that space for other things then I guess the only opportunity would be if we just added on to the building.

Mike Weaver, Parks and Rec Commission appreciated what was said about the racquet ball but thinks this plan is a great plan. You can't be all things to all people with one building. You can't do everything. You would have to add a lot of personnel to run programs for the facilities you have. Facilities will be empty unless there are people to program things.

Scott Liggett said as relates to the racquet ball/pickle ball discussion, at the time the concept was being advanced here back more than two years ago, the racquet ball/pickle ball solution at that time was driven towards improvements at Chaplin Park and improvements at Hilton Head Park. Since that time, through a combination of reasons – funding, interests, priorities, etc. the improvements at those two locations dissolved or at least de-emphasized as this project emerged. I recommend at the staff end to reconfirm, revalidate to see if those solutions at Chaplin and Hilton Head Park compare well to what we talked about here and return in some form or fashion with an informal/formal report that reaffirms/confirms whatever the case might be this apparent competition if you will for space for use as a community room, racquet ball/pickle ball and take that on as a subset here as we advance things over the course of the Spring. Work with our consultants, work with staff and the Association and report with some position as relates to those uses.

If there is a sense that the Committee has as it relates to the structure over the pool, I am happy to get whatever reaction you may have. From a budgetary standpoint that would definitely add additional costs that were not necessarily assumed in the budget that was developed – something on the order of \$2,000,000 to provide that enclosure you saw depicted. Staff is not recommending it from a standpoint of ability for the budget to absorb that.

Mrs. Likins said that unless the Island Rec Association is interested in having the enclosure for an additional \$2,000,000 I wouldn't necessarily be interested in pursuing it.

Mrs. Likins also said she would be interested in having Mr. Liggett report back regarding the racquet ball/pickle ball issue.

6. **Adjournment**

Mr. Lennox moved to adjourn. Mrs. Likins seconded. The meeting was adjourned at 10:53 a.m.

Respectfully Submitted,

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

DRAFT

# TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: January 25, 2016

Time: 10:00 A.M.

Members Present: Lee Edwards, Kim Likins, Tom Lennox

Members Absent: None

Staff Present: Scott Liggett, Brian Hulbert, Susan Simmons, Jill Foster, Shawn Colin, Jayme Lopko, Rene Phillips

Others Present: Bill Harkins, John McCann, *Councilmen*, Chris Creed, *Olsen Associates, Inc.*, Ralph Wagner, *Shore Beach Services*

Media Present: Zach Murdock, *Island Packet*

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**1. Call to Order:**

The meeting was called to order at 10:05 a.m.

**2. FOIA Compliance:**

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

**3. Committee Business:**

**Approval of Minutes:** There was no quorum to approve the Minutes of December 15, 2015.

**4. Unfinished Business:**

None

**5. New Business**

- **Review of Proposed Ordinance 2016-01 to Prohibit Fishing on the Beach During Certain Hours During Summer Beach Season**

Chairman Edwards stated Councilman Lennox will be joining us later as he is in another meeting.

Brian Hulbert, Staff Attorney advised last summer, several Council Members received complaints from some residents that centered around tents and canopies on the beach. The Finance & Administrative Committee (F&A) decided to have a Public Hearing in which the public could come in and express any issues that had to do with the beach. The Public Hearing was held and several items came out of it. Some of the complaints were about the tents and canopies, alcohol on the beach, noise on the beach, holes in the beach and complaints that people were fishing on the beach amidst the swimmers.

After the Public Hearing they considered the issue, came back, had another meeting and decided that the Town Ordinances that dealt with the noise and the alcohol were fine and there was no reason to address those issues any further. As far as the tents and canopies,

they decided that it was not the right time to regulate them at this time on Hilton Head Island. The recommendation to Town Council centered on deciding there was merit to the complaints about the fishing on the beach where they are fishing amidst the swimmers. They were given three options. They chose the option to make the fishing on the beach parallel where we allow dogs on the beach. When the dogs are allowed on the beach, they could fish, but when we prohibit dogs on the beach between 10:00 a.m., and 5:00 p.m. from the Friday before Memorial Day until Labor Day they would not allow fishing on the beach. They were prohibiting just during those hours during the summer season was the recommendation they took to Town Council.

On January 5, 2016, Town Council addressed the issue and decided that maybe that is not the best approach and referred it back to this Committee. We are back here to decide whether or not there is a need to regulate fishing on the beach.

The Ordinance proposed would prohibit fishing between the hours of 10:00 am and 5:00 pm from Memorial Day weekend until Labor Day. There was discussion at the meeting about whether it was in the best interest of the Town to regulate fishing on the entire beach, or whether it would be more appropriate to only limit fishing in certain locations. Only the subject of regulating fishing on the beaches was referred to the Committee for consideration.

It is important to understand what the beach is. The beach is defined in our Municipal Code and it is from the Creek at Fish Haul Creek Park going around to Lands End. Mitchelville Beach Park and Fish Creek Park are not part of the beach so you can fish there. You would not be prohibited or regulated from fishing in that area, nor along Hilton Head Plantation on the inlet coming in there. From Lands End through Calibogue Sound all the way up and around to Fish Haul Creek again inward you can fish any time. They are only addressing the beach and that is from the Creek at the south part of Fish Haul Park going around to Lands End in Sea Pines.

Chairman Edwards stated at the full Town Council Meeting F&A recommended we proceed with the ban and there were several of us who felt that was a bit extreme and we needed to talk about it more. Several of us were adamantly opposed so we decided to bring it back to this Committee. I have a real problem with the Ordinance as it is written. We wanted to hear from the public and revisit this issue. There were very few people who spoke about the fishing discussion at that previous meeting so we wanted to give everyone a chance to speak and let everyone's voices be heard and come up with a reasonable solution.

Mrs. Likins asked Mr. Hulbert to clarify what the regulations are right now and did we have designated swimming areas. Mr. Hulbert responded that Coligny Beach Park, Burkes Beach Access, Folly Field Beach Park, Islanders Beach Park and Driessen Beach Park are designated swimming areas. During the summer season, you are prohibited from fishing in those areas. Chairman Edwards asked how big of an area is prohibited. All added up together is about ½ mile Mr. Hulbert responded.

Mr. Hulbert stated he has been with the Town for over ten years and Code Enforcement has worked for me all those years. My Code Enforcement Officers patrol the beach. The

complaints that come into the Town eventually work their way to my Department for my people to address. I would say that I probably, through patrolling the beach with my Officers or through complaints that come to my office, we get 15-20 complaints that rise to my level each season about fishing amongst the swimmers. I have had no complaints that have come to me where people have been hurt. It is more of a nuisance is the feeling I get about the complaints. Shore Beach gets far more complaints about the fishermen fishing amidst the swimmers. I will let Ralph Wagner address that with the Committee.

Chairman Edwards asked what type of complaints Mr. Hulbert's Department gets. Mr. Hulbert responded they ask why we allow fisherman to fish where people are swimming. Why can they fish where the swimmers are? Mrs. Likins asked how many times are the fisherman really breaking the regulations. Mr. Hulbert said he didn't recall them ever fishing in the designated swimming areas. Shore Beach Services does a great job addressing that where it doesn't rise to my level. The complaints that I get are just because they are fishing there or because they have seen them either chumming or using bloody fish. At the beginning of last season, we had a complaint where people were chumming the water (which is prohibited.) Shark fishing or chumming the waters to draw in the sharks is prohibited by Code anywhere on the beach already. We found that a local bait shop was telling people how to do that so we put a stop to it.

I had my Officers out there 4-5 mornings a week to educate the fisherman who were fishing as to what our rules are and that they couldn't have bloody bait when they were doing that and had to have clean fish, use shrimp or squid and they couldn't use any chum.

Mostly it is the fishing amongst the swimmers that is a nuisance and again it is 20-25 per season out of the 1,000,000+ visitors we have all summer.

Mrs. Likins said she agrees with Mr. Edwards and had attended the meeting. I was surprised that this issue rose to the point that we were considering changing our Ordinance. I do think it is good to have this conversation and particularly to hear from some of the professions that are here today about the matter. If it is just more public perception or concern because of the issues we had last year in North Carolina and some of the shark attacks, I think it would be nice for the public to hear comments from the professionals.

Mr. Edwards asked for public comment at this point. Many citizens spoke in opposition to the proposed fishing ban ordinance. There were none who spoke in favor of the ban.

Ralph Wagner, Shore Beach Services stated there is a policy that was adopted several years ago approved by the Town that basically anyone fishing, chumming or using bloody bate is considered shark fishing as well as if someone catches a shark we will ask them to stop fishing for the day because whatever they have been using is attractive to sharks. The policy has worked out very well. If we see someone fishing near swimmers we do ask them to move. Most of the time, they do. If they don't we ask the swimmers to move. That is where some of the conflict arises.

As far as the number of complaints, we have about 500 a year which we deal with which are considered violations of policy. As far as perceptions of shark attacks, I believe we have had approximately 10 in the last 25 years. We had one last year toward the end of the

season that was confirmed and we had one earlier in the season that was not confirmed. We have never been able to correlate where we have had a bite where there have been fisherman in the area. Chairman Edwards confirmed with Mr. Wagner that none of the bites that you know of were ever associated with someone fishing on the beach. Mr. Wagner said that was correct.

Mrs. Likins stated she feels like there is not a need to change the Ordinance to the degree that we are going to ban fishing all day, all summer long. I think it sounds like the Ordinance we have is pretty good. Since we have as a Council created this opportunity to use our communication firm for different things, because this does seem to be quite a bit of a PR issue, I recommend that we talk with them about putting some information together like the fact that there have been no instances associated with fishing and shark bites – some factual data that could be shared with the public.

Chairman Edwards said that was a great idea and his feeling is when we hear about 500 incidents or violations and the fact that according to the DNR there is zero shark attacks caused by fishing it seems to be that our current rules are working just fine. Ten shark bites over 25 years is a pretty small number especially if you think of the millions of people in the water. My tendency right now is to recommend to Council that we not pursue any ban.

Mrs. Likins moved the Public Facilities Committee not accept the F&A's recommendation that we ban fishing from Memorial Day to Labor Day during daytime hours on Hilton Head Island. Chairman Edwards seconded. The motion passed unanimously.

- **Public Art Site Selection**

Jayne Lopko, stated staff recommends the Public Facilities Committee forward a recommendation to Town Council to approve the new Coligny Park, the old Gullah market, and the NW corner of Squire Pope Road and William Hilton Parkway as potential sites for placement of Public Art on Hilton Head Island.

Mrs. Likins asked when an area is chosen you said that Town Staff works with the Community Foundation as to where the placement of the piece of art goes in that particular area. Ms. Lopko said absolutely.

Mrs. Likins moved that the Public Facilities Committee recommend to Town Council they approve the new Coligny Park, the old Gullah Market and the NW corner of Squire Pope Road and William Hilton Parkway as potential sites for placement of Public Art on Hilton Head Island as presented. Mr. Lennox seconded. The motion passed unanimously.

- **2016 Beach Renourishment Project Update**

Scott Liggett, Director of Public Projects & Facilities/Chief Engineer gave an update on the upcoming 2016 Beach Renourishment and Chris Creed, Vice President and Senior Coastal Engineer with Olsen Associates, Inc., which is the Town's Coastal Engineering Consultant gave an in-depth history of the beach renourishment process. The Committee thanked both Mr. Liggett and Mr. Creed for their very informative presentation.

6. **Adjournment**

Mrs. Likins moved to adjourn. Mr. Lennox seconded. The meeting was adjourned at 12:10 a.m.

Respectfully Submitted,

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

DRAFT

## MEMORANDUM

**TO:** Public Facilities Committee

**FROM:** Stephen G. Riley, Town Manager

**DATE:** February 8, 2016

**RE:** **Proposed Sale of Cordillo Courts**

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### **Recommendation**

That the Public Facilities Committee finalize a recommendation to the full Town Council for the disposition of the 1.42 acre Cordillo Courts tennis parcel.

### **Summary**

Staff recommends the following for consideration by the Committee:

1. Sale of the 1.42 acres to the Cordillo Courts and Hedges Regimes (Regimes)
2. Sale price of \$265,000. Of this amount:
  - \$5,000 shall be payable at closing;
  - \$10,000 shall be in the form of a non-interest bearing note payable two years from closing (as more fully described below); and
  - \$250,000 shall be in the form of a non-interest bearing note payable on demand (as more fully described below).

Obligations of the Town prior to closing:

1. The Town will remove the four existing tennis courts, including the fencing, light poles and associated improvements. The Town will grade and seed the area.
  - a. Estimated cost: \$10,000
2. The Town will repair existing asphalt and curbing on the Parcel.
  - a. Estimated cost: \$20,000
3. Gross estimated expenditures by the Town prior to closing: \$30,000

Deed Restrictions and Additional provisions:

1. Parcel is to be treated as part of the required open space of Cordillo Courts and Hedges and is conveyed by the Town without any parcel-specific development rights
2. \$10,000 shall be due and payable to the Town two years after closing unless the Regimes demonstrate to the Town, through receipts, that they have invested at least \$10,000 in physical improvements to the property for the recreation and leisure use and enjoyment of the property owners, their families, and guests. If an

amount less than \$10,000 has been invested in the property, than the Town shall be owed \$10,000 less the value of the said improvements.

3. Parcel may not be sold, transferred, assigned or conveyed without the prior written consent of Town Council.
4. No redevelopment plan that would result in dwelling units physically occupying the Parcel may be pursued without the prior written consent of Town Council.
5. No change of use, structure or entity of the Regimes from a condominium association may be pursued without the prior written consent of Town Council.
6. Should any sale, transfer, assignment, or change in use, structure or entity occur, Town Council may, at its sole discretion, and in addition to any other reasonable conditions, demand payment of the \$250,000 demand note executed at closing.
7. To the extent necessary, Town Council consents to the extinguishment by the Regimes of any previously recorded covenants limiting use of this parcel to tennis courts

## **Background**

At the March 17, 2015 meeting of Town Council, a discussion of the proposed sale of the Cordillo Courts Tennis Courts to the Regimes was held. A cover memo provided by Staff at the time is attached for additional background information.

At the conclusion of the discussion on March 17th, Staff was directed to meet with the affected parties and to formulate a recommendation for consideration by the Public Facilities Committee; to then be considered by the full Town Council.

A meeting was held at Town Hall with representatives from the Cordillo Courts and Hedges regimes, Neighborhood Outreach Connection (NOC), the Island Recreation Association (IRC), Town Staff and members of Council. This meeting resulted in the attached letter of May 13<sup>th</sup> from the Regimes as well as the attached letter of May 16<sup>th</sup> from NOC. During the subsequent annual budget deliberations, members of the Finance and Administrative Committee asked that this matter be held in abeyance until other Council priorities could be sorted out.

Staff's recommendation, as outlined in the summary above, differs from the proposal from the Regimes, as reflected in their May 13, 2015 letter, in the following respects:

- The sales price is set at \$265,000; an amount that is \$15,000 more than what the Town paid for the property in 2002; although the contract would be structured such that no more than \$5,000 may ever change hands.
- Staff proposes to clear and seed the current tennis court parcel, not sod and irrigate the property. We would not irrigate this if it were a Town-owned parcel and do not recommend doing it for a property to be conveyed to others.
- Staff proposes to have the Regimes self-determine and self-fund the improvements to the property via a reduction in their proposed purchase price. The Regimes are in the best position to determine their needs and to determine their ability to fund future maintenance.

Staff disagrees with the notion put forth by NOC in their letter of May 16<sup>th</sup> that the Town has failed to maintain this property over a period of years.

The Committee is being asked to formalize a recommendation for consideration by the full Town Council.

Attachments:

March 16, 2015 memo to Town Council

May 13, 2015 letter from Cordillo Courts and Hedges

May 16, 2015 letter from NOC

Map of the Area



## TOWN OF HILTON HEAD ISLAND

**TO:** Town Council  
**FROM:** Stephen G. Riley, ICMA~CM, *Town Manager*  
**CC:** Charles Cousins, AICP, *Community Development Director*  
**DATE:** March 16, 2015  
**SUBJECT:** Cordillo Courts Tennis Courts

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**Recommendation:** Staff recommends that Town Council proceed with the sale of the Cordillo Courts Tennis Courts to the adjoining Property Owner's Associations.

**Summary:** The Cordillo Tennis Courts were originally purchased in 2002 with the intent of utilizing the facility as tennis courts open to the general public. Due to lack of use by the public, the cost of needed repairs to the facility and the expressed desire of the affected property owners associations to purchase this facility, the Town Parks and Recreation Commission and Town staff recommended the sale of this facility to these groups in early 2014. Since that time, concerns have been expressed over the terms of the sale and the value of the property. And a local non-profit has proposed the courts stay in Town ownership.

**Background:** The Town owned Cordillo Tennis Courts are located on Cordillo Parkway. This parcel, with four tennis courts, was originally part of the open space of the Sea Cabins condominium complex. (The Sea Cabins have since become Cordillo Courts and the Hedges condominium developments.) The parcel was sold in the early 1980s to the Van Der Meer Tennis Center. In 2002 the Center's operators approached the Town about acquiring the site for public tennis courts as their business model changed and they no longer had a need for the property. The Town agreed to acquire the courts as a way to expand public access to tennis courts; a goal of the Parks and Recreation Plan. Adding tennis court on the south end of the Island, where there were none, was also seen as an advantage. Acquiring existing courts was seen as a cheaper alternative to building new courts.

Over time, usage of the courts has been low and the Island Recreation Association (IRC), which was not consulted in the decision to acquire the courts but was asked to manage the courts, has suggested other uses of the property. The property does however have covenants that require these tennis courts to remain. Significant reconstruction of the courts, as well as other site improvements, is now necessary and the IRC has suggested redirecting attention to improving the public tennis courts mid-Island at Chaplin Community Park.

In 2013 the Cordillo Courts II Property Owners Association expressed a desire to purchase this facility from the Town. Additionally, since the access for the adjoining Hedges condominiums traverse this property, they were brought into this issue. In 2014 both boards voted in favor of acquiring this property from the Town. The covenants restricting the use to

tennis courts are recorded in favor of these condominium regimes so they could vote to eliminate this restriction. Therefore, the currently proposed conditions of the sale would limit the future use of this property to open space or outdoor recreation if they acquired it.

At their February 13, 2014 meeting, the Town Parks and Recreation Commission unanimously approved Town staff's recommendation to sell this facility to The Cordillo Courts II Property Owners Association and The Hedges Property Owners Association.

The two POAs then had to conduct a vote of their respective owners and the matter was not scheduled to be brought forward to Council until after those votes were taken. The proposed sale was at a price of \$15,000 recognizing the covenants that restrict this parcel to open space. Controversy erupted over the price and conditions of the proposed sale and the matter was tabled.

At the Town Council workshop in December of 2014, it was suggested that the sale proceed at a price of \$250,000 (what the Town originally paid) with all but \$15,000 set aside to be collected only if there is an effort to develop the property.

Subsequently, the Neighborhood Outreach Connection (NOC), which has established a second location at Cordillo Courts following their initial success at The Oaks, have advocated for retaining this as a public park. A schematic proposal put forth by that group is attached. Like previous proposals to change the use of this property, this would require a vote of the POA membership to release the covenants which restrict this property to four tennis courts.

Attachments: "Exhibit A" Aerial of Cordillo Courts Vicinity  
Email from Greg Wynn  
Schematic proposed by NOC

Sea Cabin Racquet Club I & II Horizontal Property Regimes  
Cordillo Courts & Hedges  
104 Cordillo Parkway  
Hilton Head Island, SC 29928

RECEIVED

May 13th, 2015

MAY 14 2015

BY: Land delivered  
by Kelly McFar

Mayor David Bennett  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

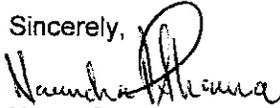
Mr. Steve Riley  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

Dear Mayor Bennett & Mr. Steve Riley,

Cordillo Courts and Hedges Regimes recently met to discuss the purchase and future use of the tennis courts that had previously gone before Town Council. As a result of the meeting the two Regimes would like the Town to consider the following:

- The previous offer to purchase the tennis courts from the Town previously signed by Cordillo Courts and Hedges Regimes is hereby rescinded.
- The two Regimes agree to purchase the tennis courts for \$15,000 with the following conditions:
  1. The Town will remove the present tennis courts and dispose of all debris.
  2. The Town will prepare and sod the open area.
  3. The Town will install an irrigation system for the new open area.
  4. The Town will refurbish the easement and entrance to the properties to current standards.
  5. The Town will provide funds for the Regimes to invest in playground equipment, picnic tables and soccer goals.
  6. Should the Regimes want to install a gate in the future the Town will approve permitting a gated Community.

Thank you in advance for your attention to this matter.

Sincerely,  
  
Naren Sharma, PhD  
President, Cordillo Courts

  
Bree Kennedy  
President, Hedges

Cc: Hilton Head Island Town Council  
Hilton Head Island Town Manager Steve Riley  
Cordillo Courts & Hedges Board of Directors  
Frank Soule, Island Recreation Center  
NOC Board of Directors  
GW Services, Inc.



## Neighborhood Outreach Connection

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P.O Box 23558, Hilton Head, SC 29925  
843-681-4100

May 16, 2015

Dear Mayor Bennett:

This letter is to inform you that NOC supports the May 14th proposal set forth by the regimes of Cordillo and The Hedges (see attachment). NOC feels the regimes' proposal addresses NOC's concerns that the children and families of these neighborhoods have a playground and an open space to play soccer or for social events.

In its recent proposal, NOC had stipulated that the Town contribute \$160,000 to Cordillo and Hedges to cover the capital cost of the playground and open space. We consider this a fair contribution, considering that the Town has not maintained the tennis courts, including a small section of the road and parking area over the past 10 years. Please keep in mind that the Town also did not construct a public toilet facility to accommodate users of these tennis courts.

We hope that NOC's support will eliminate the need for any discussion regarding conflicting proposals from two sources (NOC and the Cordillo/Hedges).

Sincerely,

Ally McNair

Vice Chair, Board of Directors

Neighborhood Outreach Connection

cc: Hilton Head Island Town Council Members

Hilton Head Island Town Manager Steve Riley

The Hedges, Board of Directors & Cordillo Courts, Board of Directors

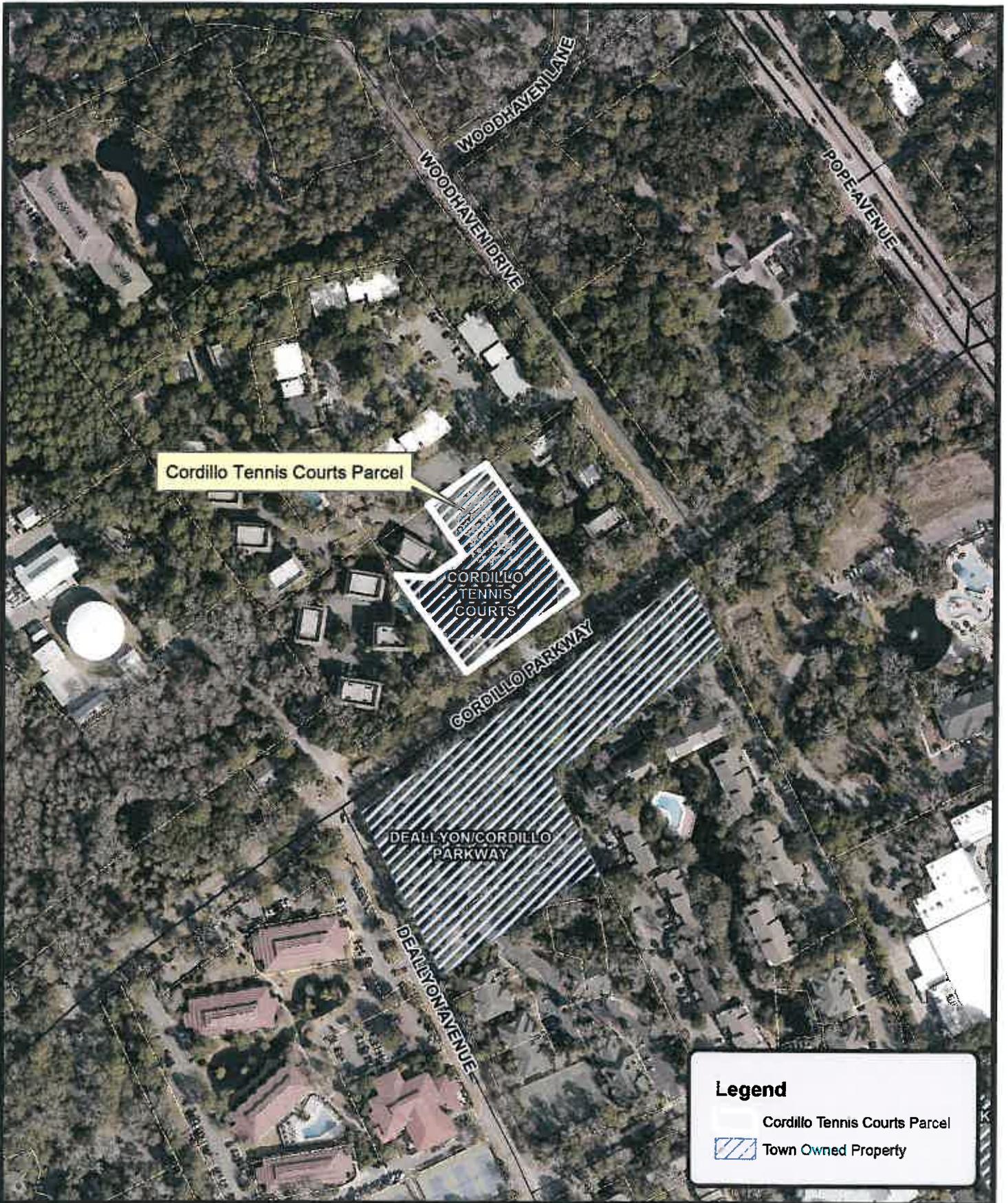
Greg Wynn, GW Services

Frank Soule, Island Recreation Center

NOC's Board of Directors

Heather Rath, Chair, HHI Parks and Rec. Commission

*Neighborhood Outreach Connection is a 501(c)(3) non-profit organization. All contributions are tax deductible. No substantial goods or services are received by donors.*



Cordillo Tennis Courts Parcel

CORDILLO  
TENNIS  
COURTS

CORDILLO PARKWAY

DEALLYON/CORDILLO  
PARKWAY

DEALLYON AVENUE

**Legend**

- Cordillo Tennis Courts Parcel
- Town Owned Property

TOWN OF HILTON HEAD ISLAND  
 ONE TOWN CENTER COURT  
 HILTON HEAD ISLAND, S.C. 29928  
 PHONE (843) 341-4600  
 03/11/2015

**Town of Hilton Head Island**  
 Cordillo Tennis Courts Parcel



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



# TOWN OF HILTON HEAD ISLAND

## *Public Projects and Facilities Management Department*

**TO:** Stephen G. Riley, ICMA-CM, Town Manager  
**VIA:** Scott Liggett, PE, Director of PP&F/Chief Engineer  
**FROM:** Jeff Buckalew, PE, Town Engineer  
Darrin Shoemaker, PE, Town Transportation and Traffic Engineer  
**CC:** Colin Kinton, Beaufort County Traffic Engineer  
**DATE:** February 17, 2016  
**SUBJECT:** Recommendation for County's Jenkins Island US 278 Access Management  
Transportation Project

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### **Recommendation:**

Staff recommends Town Council adopt a supportive position endorsing the County's recommended alternative solution (2-A, also known as the Restricted Crossing U-Turn or Super Street option) for transportation safety and access management improvements along US 278 on Jenkins Island. It is important that Town Council act on this item at the next available meeting (March 1) in order to precede the Town's presentation to the Beaufort County Sales Tax Commission on March 8. Staff further recommends that the Town's capital improvement project on US 278 from Squire Pope Road to Jenkins Island be coordinated with the County's project and expedited to the maximum extent practical based on funding strategies.

### **Summary:**

Beaufort County has undertaken an exhaustive engineering study of access management and safety improvements along the US 278 Jenkins Island corridor (available for review upon request). The County and their engineering consultant both recommend alternative 2-A as the preferred alternative. The Windmill Harbour POA traffic committee also strongly supports Alternative 2-A, while the official reviews and position of the SCDOT are still pending at this time.

While both the frontage road and Super Street alternatives have merits, Alternative 2-A could be built much faster at much less cost and focuses on conveyance and safety improvements in the US 278 right of way. Engineering staff recommends the Town adopt a position supporting the County's preferred alternative based primarily on the safety and operational efficiencies, cost and time savings, and also due to the positive synergy it will provide towards other important transportation projects that are needed in this corridor. This project is proposed to be funded solely by the County, via the 2016 sales tax referendum or other means; however the Town will be asked to donate areas of right-of-way as required from the Jenkins Tract.

### **Background:**

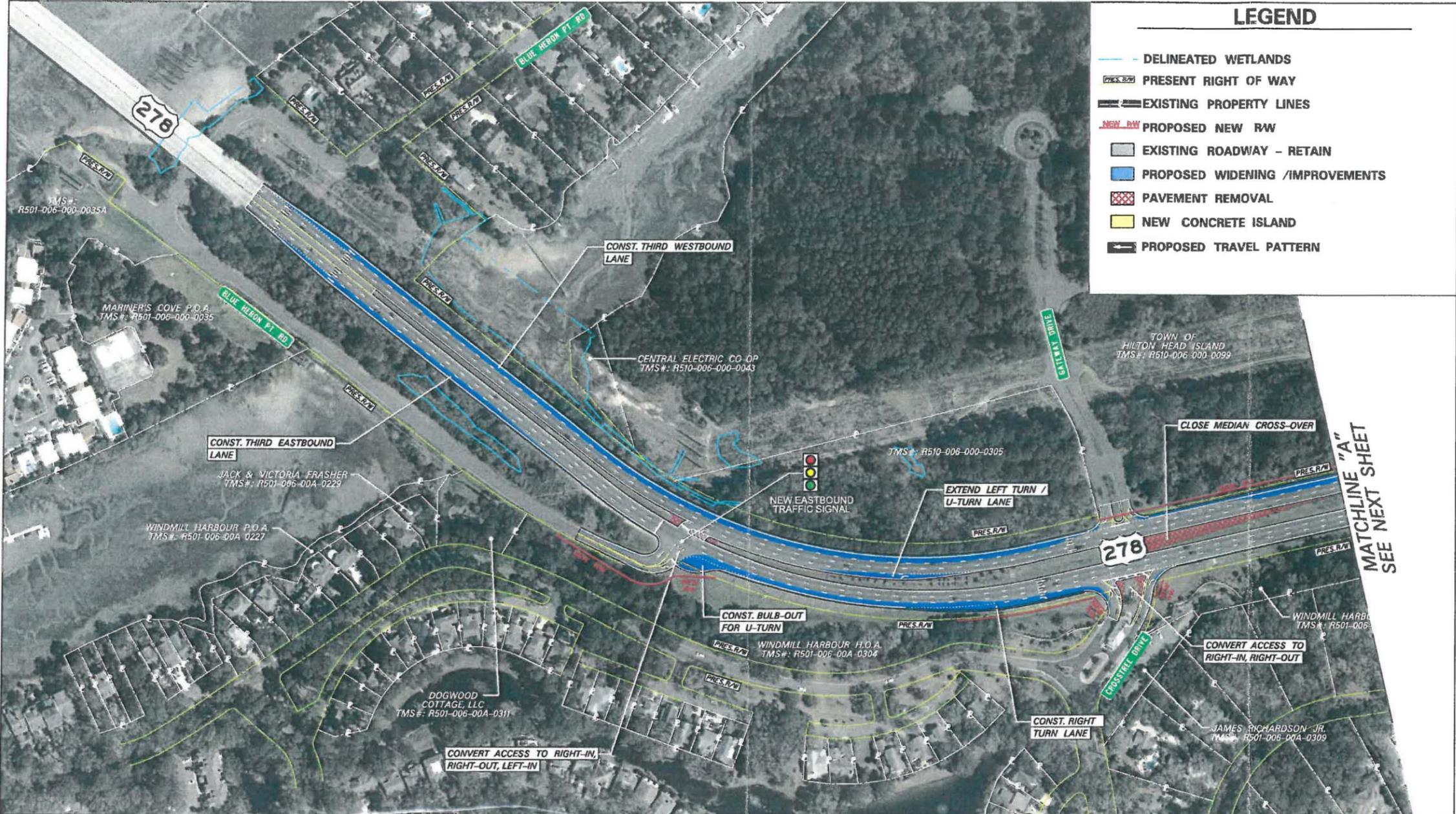
In 2012 Town Council acted to formally support the construction of the Bluffton Parkway Phase 5-A (Flyover) project on a condition that the State, County and Town make their best efforts to ensure that access management improvements to US 278 in the Windmill Harbour area be coordinated so as to be

implemented at the same time the flyover project is completed. Interim improvements by the SCDOT were constructed this past fall. This County project would complete those improvements in this area.

Based on the latest annual Traffic Monitoring and Evaluation Report, the Town's top traffic deficiency is the US 278 – Squire Pope Road intersection. The solution to this problem entails improvements adding through lanes and auxiliary lanes to the US 278 corridor from this intersection west to Jenkins Island that would meet the end of the widening as proposed within the recommended Alternate 2-A project. This is a Town CIP project now being studied and shown as future construction with timing depending on funding. Once these projects are constructed, the bridges connecting the island to the mainland would be the last remaining four-lane section from SC 170 to the Cross Island Parkway interchange. With the completed mainland widening of US 278, the Bluffton Parkway extension and now this project, more urgency by the SCDOT may be assigned to the advancement of a bridge replacement project. An endorsement of Alternative 2-A appears to be the optimal strategy toward the provision of a widened US 278 section on the Town's side of the bridges to the mainland in the near term.

The two signalized intersections proposed for Jenkins Island will reroute minor street left-turn movements to median U-Turn crossovers on a widened US 278, thereby providing major advantages, including reduced delay and congestion for through traffic on US 278 and reduced opportunities for collisions compared to conventional designs. Each would only stop traffic in one direction, so a motorist passing through the corridor in either direction would only encounter one traffic signal. The consultant's engineering study projects reduced travel times for eastbound and westbound US 278 during the morning and afternoon peak volume periods, respectively, in 2035 compared with existing conditions. Average total delay for US 278 through motorists at the two proposed signalized intersections is less than 13 seconds during the afternoon peak and less than 6 seconds during the morning peak, according to the study. A summary of operational conditions associated with existing conditions, Alternative 1, and Alternative 2-A as projected by the study is attached.

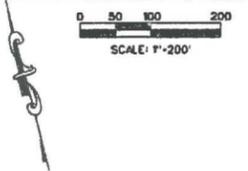
Preliminary drawings for Alternate 2-A, show a right-of-way requirement of approximately 0.77 acres of Town-owned land from the Jenkins Island tract on the northern side of US 278. This is compared with the approximate 3.00 acres required to build the frontage road proposed in Alternate 1 as outlined in the study. Alternate 2-A also has far less environmental impacts on Jenkins Island. Unlike Alternate 1, Alternate 2-A does not require the Windmill Harbour community to establish a second, full-time egress-only secured access, and avoids impacts in the vicinity of the Blue Heron Point community that have been opposed by some of its residents.



**LEGEND**

- DELINEATED WETLANDS
- PRES. RW PRESENT RIGHT OF WAY
- EXIST. PROP. EXISTING PROPERTY LINES
- NEW RW PROPOSED NEW RW
- EXISTING ROADWAY - RETAIN
- PROPOSED WIDENING /IMPROVEMENTS
- PAVEMENT REMOVAL
- NEW CONCRETE ISLAND
- PROPOSED TRAVEL PATTERN

MATCHLINE "A"  
SEE NEXT SHEET



**HR**

JENKINS ISLAND ACCESS MANAGEMENT SYSTEM  
 BEAUFORT COUNTY, SC

ALTERNATIVE NO. 2A  
 MODIFIED SUPER-STREET WITH TRAFFIC SIGNALS

PRELIMINARY ENVIRONMENTAL SCREENING REPORT

DATE  
 NOV. 20, 2015

FIGURE  
 ALT. 2A - SHEET 1

**RECOMMENDED**

Figure 4-5. Alternative 2A (Sheet 1 and 2)



MATCHLINE "A"  
SEE PREVIOUS SHEET

**LEGEND**

- DELINEATED WETLANDS
- PRESENT RIGHT OF WAY
- EXISTING PROPERTY LINES
- PROPOSED NEW RW
- EXISTING ROADWAY - RETAIN
- PROPOSED WIDENING / IMPROVEMENTS
- PAVEMENT REMOVAL
- NEW CONCRETE ISLAND
- PROPOSED TRAVEL PATTERN

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SCALE: 1"=200'

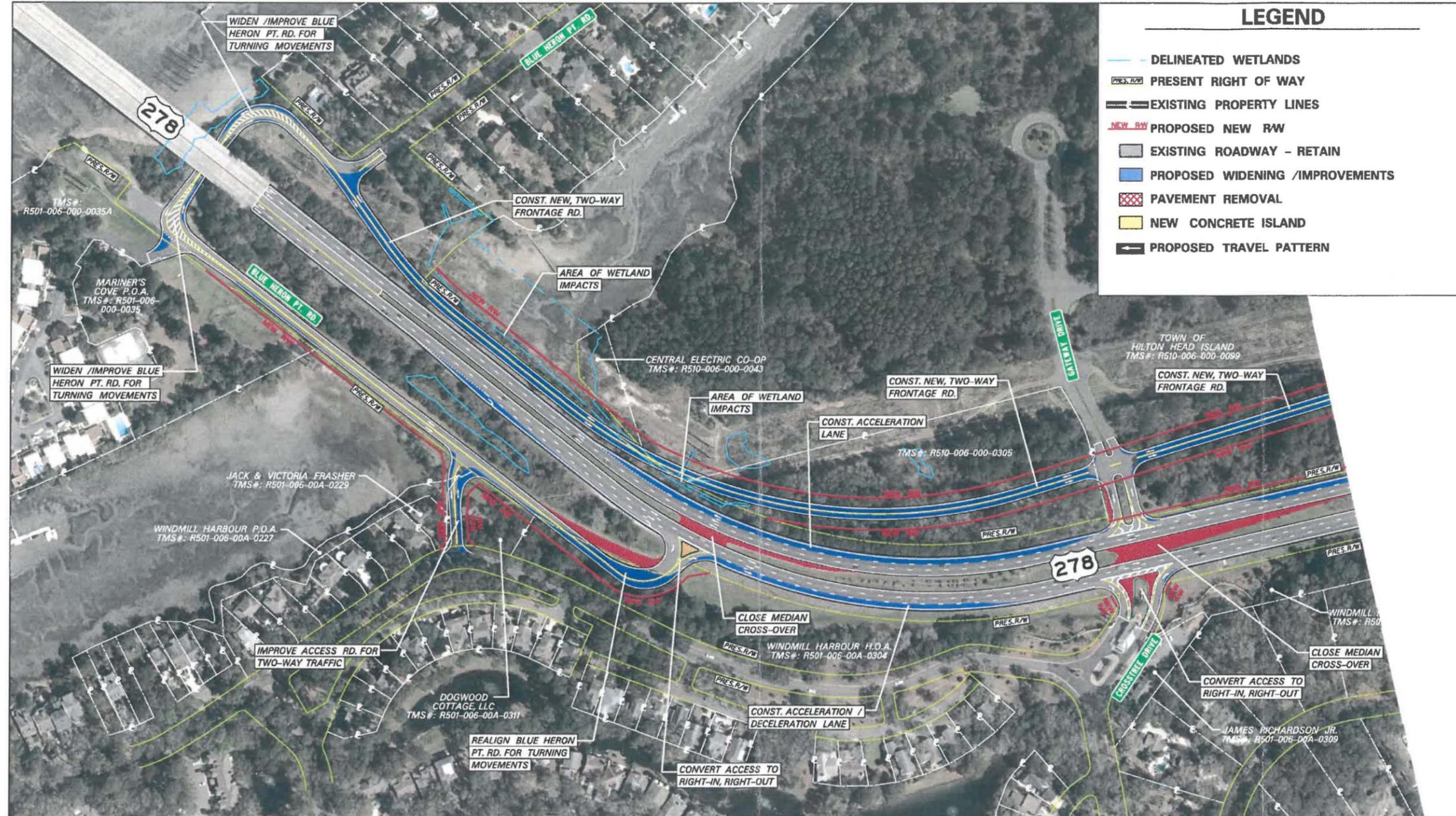


JENKINS ISLAND ACCESS MANAGEMENT SYSTEM  
 BEAUFORT COUNTY, SC  
 ALTERNATIVE NO. 2A  
 MODIFIED SUPER-STREET WITH TRAFFIC SIGNALS  
 PRELIMINARY ENVIRONMENTAL SCREENING REPORT

DATE NOV. 20, 2015  
 FIGURE ALT. 2A- SHEET 2

**RECOMMENDED**

Figure 4-6. Alternative 2A (Sheet 2 and 2)



JENKINS ISLAND ACCESS MANAGEMENT SYSTEM  
 BEAUFORT COUNTY, SC  
 ALTERNATIVE NO. 1  
 RIGHT-IN / RIGHT-OUT WITH FRONTAGE ROAD  
 PRELIMINARY ENVIRONMENTAL SCREENING REPORT

DATE  
 NOV. 20, 2015  
 FIGURE  
 ALT. 1 - SHEET 1

Figure 4-1. Alternative 1 (Sheet 1 of 2)

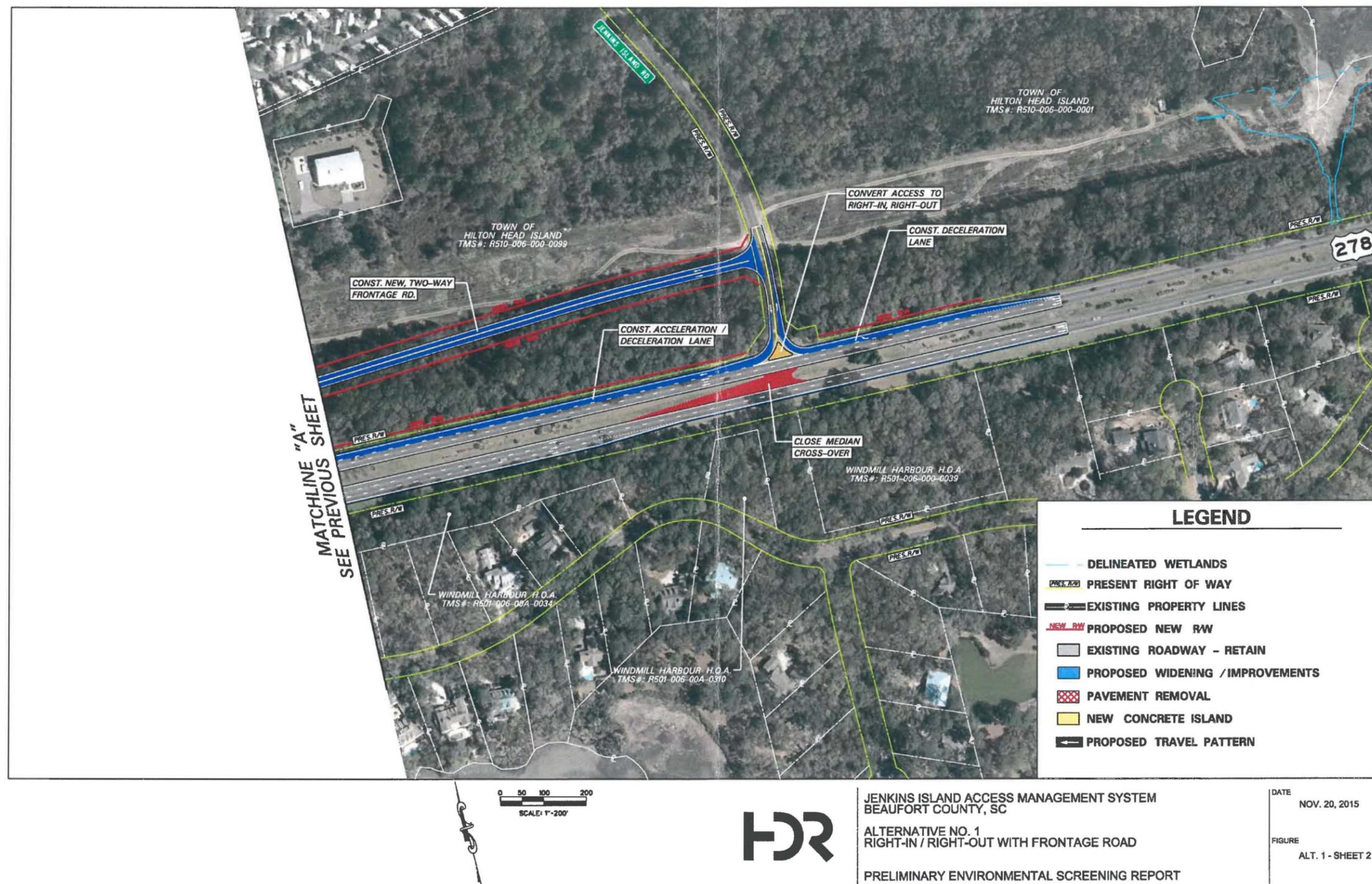


Figure 4-2. Alternative 1 (Sheet 2 of 2)

**Table 4-1. Intersection LOS Summary – Build Condition – Alternative 1**

Intersection	Control	Movement	Condition	AM Peak			PM Peak			Weekend		
				LOS	Delay (Sec)	v/c	LOS	Delay (Sec)	v/c	LOS	Delay (Sec)	v/c
Blue Heron Point Road @ US 278	Free	NBR	2020	A	0.5	0.02	A	0.4	0.02	A	0.6	0.02
			2035	A	0.4	0.02	A	0.4	0.02	A	0.5	0.02
Crosstree Drive @ US 278	Free	NBR	2020	A	0.8	0.03	A	0.9	0.03	A	0.7	0.01
			2035	A	0.7	0.03	A	0.8	0.03	A	0.7	0.01
Jenkins Road @ US 278	Free	SBR	2020	A	1.0	0.01	A	0.8	0.02	A	0.6	0.01
			2035	A	0.8	0.01	A	0.8	0.02	A	0.8	0.01

**Table 4-1 Notes:**

Control refers to the movement of the vehicle at the turn. For example, a vehicle traveling northbound on Blue Heron Point Road would not be required to stop before merging onto US 278.

Movement refers to vehicle direction and turning movement. For example, NBR indicates a vehicle traveling northbound on Blue Heron Point Road and turning right onto US 278.

Due to free flow conditions, delay were estimated from SimTraffic simulation and v/c were estimated from saturation flow rate.

In Alternative 1, auxiliary lanes were considered between Blue Heron Point Road and Crosstree Drive in the eastbound direction and between Jenkins Island Road and Gateway Drive in the westbound direction. Both of these auxiliary lanes introduce weaving conditions between these intersections. Weaving analyses were performed to evaluate the operating conditions between these intersections. The results of the analyses are shown in Table 4-2. Based on the analyses, both the weaving sections are expected to operate at satisfactory LOS B or better during both opening (2020) and design year (2035) traffic volume conditions.

**Table 4-2. Weave Segment Analysis – Build Condition – Alternative 1**

Weave Section	Direction	Condition	AM Peak		PM Peak		Weekend	
			LOS	Density (pc/mi/ln)	LOS	Density (pc/mi/ln)	LOS	Density (pc/mi/ln)
US 278 between Blue Heron Point Road & Crosstree Drive	EB	2020	B	22.0	B	13.3	B	18.0
		2035	B	16.9	A	10.3	B	13.9
US 278 between Jenkins Island Road & Gateway Drive	WB	2020	A	9.7	B	22.7	B	14.1
		2035	A	7.6	B	17.4	A	10.9

Table 4-3 shows the results of the capacity analyses for Alternative 2A. Based on the results of the capacity analysis, both the proposed signalized intersections are expected to operate at satisfactory LOS B or better during 2020 opening and 2035 design year traffic volumes.

**Table 4-3. Intersection LOS Summary – Build Condition – Alternative 2A**

Intersection	Control	Movement	Condition	AM Peak			PM Peak			Weekend		
				LOS	Delay (Sec)	v/c	LOS	Delay (Sec)	v/c	LOS	Delay (Sec)	v/c
Blue Heron Point Road @ US 278	Signal	Overall	2020	A	5.2	0.71	A	6.9	0.56	A	5.6	0.65
			2035	A	5.4	0.74	A	7.1	0.58	A	5.7	0.67
Crosstree Drive @ US 278	Stop	NBR	2020	D	34.9	0.35	A	9.8	0.10	B	10.1	0.07
			2035	E	41.1	0.41	A	9.9	0.10	B	10.3	0.07
Jenkins Road @ US 278	Stop	SBR	2020	A	9.9	0.03	D	29.5	0.19	B	10.5	0.03
			2035	B	10.0	0.03	D	32.1	0.22	B	10.6	0.04
Median U-Turn east of Jenkins Road	Signal	Overall	2020	B	12.8	0.39	A	8.4	0.72	B	10.6	0.53
			2035	B	12.8	0.40	A	8.9	0.75	B	10.8	0.55

Notes:

Control refers to the movement of the vehicle at the turn. For example, a vehicle traveling northbound on Blue Heron Point Road would be required to stop at a signal before merging onto US 278.

Movement refers to vehicle direction and turning movement. For example, NBR indicates a vehicle traveling northbound on Blue Heron Point Road and turning right onto US 278.

Due to free flow conditions, delay were estimated from SimTraffic simulation and v/c were estimated from saturation flow rate.

SIMTRAFFIC from Synchro 8 software was also used to analyze the travel time and travel speed within the study corridor. The analysis was performed using the 2020 opening year and 2035 design year traffic volumes considering both no-build and build conditions. For both 2035 no-build and 2035 build condition, it was assumed that US 278 would be widened to provide an additional through lane in each direction. The results of the analysis are shown in Table 4-4.

**Table 4-4. Arterial Travel Time and Speed Analysis**

Movement	Condition	Travel Time (sec)			Travel Speed (mph)		
		AM	PM	Weekend Peak	AM	PM	Weekend Peak
US 278 Eastbound	2020 No-Build Condition	87.3	64.4	70.4	35	46	42
	2020 Build Condition-Alternative 1	84.7	63.3	68.0	35	47	44
	2020 Build Condition-Alternative 2A	100.0	80.6	87.6	33	41	38
	2035 No-Build Condition	65.9	62.3	63.0	45	47	47
	2035 Build Condition- Alternative 1	64.7	61.8	63.5	46	48	47
	2035 Build Condition- Alternative 2A	78.5	75.2	76.6	42	44	43
US 278 Westbound	2020 No-Build Condition	80.7	115.8	85.8	43	30	35
	2020 Build Condition – Alternative 1	75.3	97.4	78.8	44	35	42
	2020 Build Condition – Alternative 2A	75.8	123.6	78.9	38	23	37
	2035 No-Build Condition	74.3	79.4	69.9	45	42	43
	2035 Build Condition – Alternative 1	68.4	72.3	74.7	49	46	45
	2035 Build Condition – Alternative 2A	73.0	78.8	71.7	40	37	40

Table 4-4 shows an improvement on the facility travel time and speeds for the build conditions for Alternative 1. This alternative would eliminate the conflicting left-turning movements from the traffic stream and hence improve the overall traffic operations on US 278. Due to the addition of traffic signals in both the eastbound and westbound directions on US 278, Alternative 2A would have some impact on the travel time and



speed for the build conditions. However, both signals would function under two-phase operation and would allocate the majority of green time to the through traffic on US 278. Thus, the proposed traffic signals of Alternative 2A are not expected to have significant adverse impact on the through traffic on US 278.