

Our Town

A Newsletter of the Town of Hilton Head Island
 Brought to you by the Town of Hilton Head Island, South Carolina
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Mayor's Note



Mayor Drew Laughlin

For many years, the Town has desired to make public improvements in the Coligny Area District to enhance the experience of residents and visitors as well as serve as a catalyst that would spur private sector redevelopment and investment in the District. A draft Conceptual Master Plan was prepared that focuses on a destination park and playground, surface parking, children's museum, streetscape improvements, roadway and intersection improvements, and pedestrian improvements.

On March 4, 2014, Town Council passed a resolution directing staff to engage a consultant to prepare a concept plan

for the Coligny area and directing the Planning Commission to develop a recommendation to Town Council on the plan. On April 2, 2014, the Planning Commission convened a Public Workshop for the purpose of gathering input regarding a destination park and playground, surface parking, children's museum, streetscape improvements, roadway and intersection improvements, and pedestrian improvements. The results of the public workshop were presented at a follow-up meeting on April 23, 2014.

Based on the public and Planning Commission input and in conjunction with the traffic and parking assessments, the consultant team prepared a Conceptual Master Plan (see Page 4 of newsletter) for improvements within the Coligny District. Improvements are focused on;

- ◆ roadway and intersection improvements including Nassau Street extension, Lagoon Road signalization and extension, realignment of the parking lot entrance, and the addition of a signal on South Forest Beach Drive;
- ◆ surface parking including +/- 553 permanent parking spaces in the parking lot and on-street parking which represents an increase of +/- 137 permanent usable parking spaces;

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- ◆ the creation of a destination park and playground, including a central event space for passive and event use, a perimeter trail network with exercise stations and interpretive signage/experiences, a bandshell/pavilion, restroom/shelter with drop-off, and an adventure playground that is lowcountry and nature themed with separate areas for different age groups;
- ◆ a children's museum with +/- 3,500 sf indoor museum space and +/- 1,500 sf outdoor play space adjacent to dedicated parking;
- ◆ streetscape improvements on Pope Avenue and South Forest Beach Drive;
- ◆ and pedestrian improvements including new leisure trails and enhanced pedestrian crossings.

There have been countless public meetings regarding Coligny plans and the Town Council appreciates everyone's input. For further information, go to the Town's website at www.hiltonheadislandsc.gov then click on Major Initiatives/Coligny Redevelopment/Coligny Redevelopment Conceptual Master Plan.

Town Manager's Note



Steve Riley

Town Council adopted a new Land Management Ordinance (LMO) and Official Zoning Map on October 7, 2014. A new LMO was listed as a Town Council goal during the 2010, 2011, 2012 and 2013 Strategic Planning Workshops. These documents were the culmination of three plus years of work by the LMO Rewrite Committee. The Committee, which was appointed by Town Council in March 2011, met nearly 100 times in an effort to comprehensively review

and rewrite the LMO. The Committee encouraged public participation at every step during the process and in addition to their public meetings also held several public workshops during which time the public was invited to comment on proposed revisions to the LMO. The new documents, which reflect the needs and expectations of the Town's residents, business community and visitors and ensure that the Town will remain a viable and attractive place to live, work and visit, were reviewed by Planning Commission at four public hearings and by Town Council at three public meetings.

Highlights of the new LMO and Zoning Map include:

- ★ An easier to read format, with many tables and flowcharts;
- ★ Board and Commission submittal times have been shortened up to allow applicants to get their projects through boards and commissions in a quicker timeframe;
- ★ All of the information (allowed uses, conditions, parking requirements, height, density, impervious coverage) for each zoning district can be found in a 2-3 page summary sheet for each district;
- ★ Applicants have the option to choose a narrower buffer with more plantings or a

- wider buffer with fewer plantings;
- ★ Buffers are no longer required between similar uses;
- ★ More flexibility has been provided for nonconforming sites;
- ★ Applicants can reduce vehicular parking if more bicycle parking is provided;
- ★ Density has been increased in:
 - ☆ Areas that are targeted for redevelopment (Coligny Resort, Resort Development and Waterfront Mixed-Used zoning districts);
 - ☆ Some areas along the Port Royal Sound and Skull Creek waterfronts;
 - ☆ In some areas near the schools and along the Cross Island Parkway;
 - ☆ Nearly all uses are allowed by right or by condition; special exception review is only required for 4 uses (major utilities, waste treatment plants, liquor stores and adult entertainment).

This was a huge undertaking with significant public participation. You have heard the U.S. Constitution is a "living" document, flexible enough to change with the times. So too is our LMO.



