



**Town of Hilton Head Island
Public Planning Committee
Friday, November 2, 2018 – 10:00 a.m.
Council Chambers
AGENDA**

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. Approval of Agenda**
- 4. Approval of Minutes**
- 5. Unfinished Business**
- 6. New Business**
 - a. Planters Row Golf Course
 - b. Cordillo Tennis Courts
- 7. Committee Business**
- 8. Appearance by Citizens**
- 9. Adjournment**

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

Please note that meetings are now held on the fourth Thursday of each month at 3:00p.m.



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Public Planning Committee
VIA: Charles Cousins, *AICP, Director of Community Development*
FROM: Teri B. Lewis, *AICP, LMO Official*
CC: Shawn Colin, *AICP, Deputy Director of Community Development*
DATE: October 29, 2018
SUBJECT: Planters Row Golf Course – Proposed Par 3 Course and Lease Extension

Recommendation

Staff recommends the Public Planning Committee forward to Town Council a recommendation supporting the requested extension of the of Heritage Golf Group's lease for the Town's Planters Row Golf Course property.

Summary

Heritage Golf Group's current lease of the Town's Planters Row Golf Course property ends December 31, 2018 (Attachment A). Heritage Golf recently approached the Town requesting an extension of this lease so they could analyze converting the Planters Row Golf Course to a Par 3/Executive Course (Attachment B). This request was assigned on September 18, 2018 to the Public Planning Committee for their review and recommendation. The change in course configuration would result in a smaller amount of the Town's property being used as a golf course. This would result in creating a golfing option for residents and guests that does not currently exist in the Town while at the same time freeing up a portion of the Town's property for other future use(s). Additionally, the request would continue to place the cost of maintaining this Town land on Heritage Golf during a time which the Town has no designated use of the property. Heritage Golf is requesting a one-year extension of the current lease with two additional one-year extension options to provide them with the additional time that they need to explore the Par 3 opportunity.

Background

Town Council acquired the Planters Row Golf Course and entered into a Golf Course Ground Lease with Heritage Golf on June 6, 2013. The lease initially was for two years with the option for either party to extend the lease. The current lease is valid until December 31, 2018. The conditions of the lease require the Tenant (Heritage Golf) to maintain the premises in an orderly condition and to maintain compliance with all Town, State and Federal ordinances. Currently the Town has no planned use for the property.

STATE OF SOUTH CAROLINA)	FIRST AMENDMENT TO
)	GOLF COURSE GROUND LEASE
COUNTY OF BEAUFORT)	

This First Amendment to Golf Course Ground Lease is made by and between The Town of Hilton Head Island, South Carolina, One Town Center Court, Hilton Head Island, South Carolina, 29928 (hereinafter, the "Town"), and Heritage Golf Port Royal, LLC, a Delaware limited liability Company, with a mailing address of 12750 High Bluff Dr., 4th Floor, San Diego, CA, 92130 (hereinafter, "Heritage Golf"), on this 7 Day of October, 2014.

RECITALS

WHEREAS, heretofore, on June 6, 2013, the Town and Heritage Golf, entered into a Golf Course Ground Lease (hereinafter, the "Lease"); and,

WHEREAS, Heritage Golf has requested an Amendment to the Lease to amend the dates upon which the current term of the ends, and to amend the Lease by making it terminable by either party upon one year written notice; and,

WHEREAS, the Town has requested an Amendment to the Lease to provide for certain rate reductions for owners and residents of real property within the Town of Hilton Head Island, South Carolina; and,

WHEREAS, The Town Council for The Town of Hilton Head Island, South Carolina, has determined that the proposed Amendment to the Lease is in the best interests of the citizens, residents and visitors on Hilton Head Island; and,

WHEREAS, The Town Council of The Town of Hilton Head Island, South Carolina, is authorized to enter into leases of Town owned land under the authority of S.C. Code Ann. § 5-7-40 (Supp 2011), and § 2-3-30 and § 2-7-20, *Code of the Town of Hilton Head Island, South Carolina* (1983, as amended).

NOW, THEREFORE, for and in consideration of the sum of One Dollar, and the full and faithful performance of the obligations, conditions and covenants contained in the Lease, as Amended hereby, the receipt and sufficiency of which are acknowledged by the Parties hereto, the Town and Heritage Golf agree as follows:

I. *Amendment to Lease*: Article 2, §A of the Lease is deleted in its entirety, and is replaced with the following Amendments to Article 2 §A.

A. Duration, Commencement, and Early Termination:

The term of this Lease shall commence on June 6, 2013 (hereinafter sometimes referred to as the "Commencement Date"), and shall end on December 31, 2018 (hereinafter sometimes referred to as the "Termination Date"). The parties may mutually agree in writing to extend the term of this lease for successive one year term(s), thereby extending the Termination Date.

Attachment A

Either party may terminate this agreement prior to the Termination Date by giving the other party one (1) year written notice.

II. *Amendment to Lease*: Article 5 Section E shall be added to the Lease, which shall read as follows:

D. Hilton Head Island Owner/Resident Rate Schedule:

The rate schedule attached to this Lease as Exhibit "B" shall apply to all owners and residents of real property located within the Town of Hilton Head Island South Carolina. "Owner" shall be defined as a person owning real property located within the limits of the Town of Hilton Head Island, South Carolina. "Resident" shall be defined as a person residing on or within real property located within the limits of the Town of Hilton Head Island, South Carolina when such real property serves as that person's "residence" as defined in Section 1-3-10 of the Municipal Code of the Town of Hilton Head Island, South Carolina.

III. *Amendment to Lease*: Exhibit "B" shall be added to the Lease, a copy of which is attached hereto as Exhibit "1".

IV. *No Other Changes*: Unless expressly amended by this First Amendment to Golf Course Ground Lease, all other terms and conditions of the Lease remain unchanged and in full force.

In Witness whereof, the Parties hereto, by and through their duly authorized officers, have set their hands and seals as of the date first above written.

(SIGNATURE PAGES FOLLOW)



Hilton Head Island Resident (1) Rate (3)
 Exclusively for Planter's Row Golf Course
 Revised 9/5/14

Starting Times Available 5 Days Prior

Effective 10/1/14

	<u>Mar. – Oct.</u>	<u>Nov. – Feb.</u>
• Weekday Rate	\$44	\$39
• Weekend Rate	\$39	\$39
• Junior Rate Walking (17 & Under)	\$15	\$15
• Junior Rate w/Cart (16 & 17 w/ DL) (2)	\$25	\$25
○ After 12:00 Noon		
○ Space Available Basis		

Note: All Rates (Except Junior) Include a Shared Golf Cart.

- (1) A Resident is defined as any individual who possess a HHI Driver's License
 Or an individual who owns property on HHI and can verify that ownership
 with a Utility Bill in their name.
- (2) Must possess a valid Driver's License to rent a golf car
- (3) Quoted rates valid so long as Planter's Row Lease with HHI is in effect.

Attachment B

August 3rd, 2018

Dear Town Council Members:

I want to first thank each of you for your support as we have continued to work through the challenges related to Planters Row Golf Course. It has been nearly two years since Hurricane Matthew's path found its way to Hilton Head Island and created destruction which we are still addressing at all our properties. An enormous amount of cleanup was completed, and now we are in the final stages of project completion at all three of our properties and returning them to the standards our members and guests have come to expect from the Heritage Collection of Clubs on the island.

Port Royal Golf Club's success has in the past somewhat relied on the vast choices both guests and residents have had with three different golf courses to choose from. Additionally, the unique aspect of Planters Row being a "core golf course" (one with no housing on its perimeter) has been a tremendous differentiator with its beauty and natural surrounds being highlighted exponentially.

However, as the dynamics of golf have changed – largely due to time commitments – we believe Planters Row being converted to a Par 3 / Executive Course would be a great addition for the property and community. A "short-course" would provide opportunities for everyone – from residents and visitors young and old, to beginners and accomplished golfers alike. While we feel the property as a redesigned short golf course product would continue to be a great asset for the community, we also recognize the growing needs of the community as a whole. Thus, our plan for a repurposed golf course, would likely reduce the acreage required by possibly as much as 50% of the current footprint.

Recognizing the property as an integral part of our operation, but also, noting the sensitivity of development and the needs of the community, we would like to ask for a one-year (1) extension of the current lease with two (2) additional one-year extension options. The additional time frame will allow us to continue the review of the Par 3 opportunity. Furthermore, the additional one-year options allow for flexibility if so needed by both parties.

In the interim, I can assure you that we fully expect to support parking related to the car show (Concours) needs so long as we have a lease in place.

I hope to hear from you shortly, and if you have any questions, please do not hesitate to contact me.

Sincerely,



Richard Shoemaker
Vice President of Operations – HHI
Heritage Golf Group



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Public Planning Committee
VIA: Charles Cousins, *AICP, Director of Community Development*
FROM: Teri B. Lewis, *AICP, LMO Official*
CC: Shawn Colin, *AICP, Deputy Director of Community Development*
DATE: October 25, 2018
SUBJECT: Cordillo Tennis Courts – Consideration of a Structure

Recommendation

Staff recommends the Public Planning Committee forward to Town Council a recommendation related to this request.

Summary

Representatives of the Neighborhood Outreach Center (NOC) and Van De Meer Tennis recently approached the Town regarding an alternative proposal for a structure on the Cordillo Tennis Courts property. They have suggested that the site would be appropriate for a tennis program similar to that of the First Tee golf program located at the Boys and Girls Club. According to the representatives of both NOC and Van De Meer, the facilitation of such a program would benefit from additional tennis related improvements to the site including a structure with meeting and classroom space. This request was assigned on September 18, 2018 to the Public Planning Committee for their review and recommendation.

Background

The Cordillo Tennis Courts are located on Cordillo Parkway. The 1.47-acre parcel, with four existing tennis courts and parking spaces, was originally part of the open space of the Cordillo Courts and the Hedges condominium developments. The parcel was sold in the early 1980s to the Van Der Meer Tennis Center. The Town purchased the property in 2002 with the intent of using the facility as tennis courts open to the general public.

In the spring of 2016, the Town negotiated with the Cordillo Courts II Property Owners Association and the Hedges Property Owners Association to sell the property, but Town Council did not approve the sale.

For several years the Town has looked into renovating the existing tennis courts and as part of that discussion Town Council considered the addition of a community building with meeting space, an office and storage space, and restrooms. Subsequent to that consideration a lawsuit was filed against the Town by Cordillo Courts. As a result of the lawsuit, Town Council suggested that a reduction in the scope of the building to include only restrooms and a storage

Subject: Cordillo Tennis Courts

October 25, 2018

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area would be appropriate. The current NOC and Van De Meer proposal has come forward and is before the Committee for a recommendation.