

TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: July 23, 2018

Time: 9:00 A.M.

Members Present: Marc Grant, Tom Lennox

Members Absent: David Ames

Staff Present: Scott Liggett, Jeff Buckalew, James Cook, Brian Hulbert, Taylor Ladd

Others Present: Kim Likins, Bill Harkins

Media Present: None

1. Call to Order:

The meeting was called to order at 9:00 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: June 25, 2018 – Approval of these Minutes were tabled due to the fact that Chairman Grant did not attend the meeting of June 25, 2018 and Councilman Ames is absent from this meeting. They will be approved at the next meeting on August 27, 2018. **July 9, 2018** – Councilman Lennox moved to approve. Chairman Grant seconded. The minutes from July 9, 2018 were unanimously approved.

4. Unfinished Business

5. New Business

• **Mitchellville Lane and Pine Field Road Rights of Way Acquisition**

Jeff Buckalew stated it is staff's recommendation we pursue acquisition of public rights of way on Mitchellville Lane and Pine Field Road and endorse the proposed road right of way limits as depicted and recommend to Town Council that Town Staff be directed to pursue the donation of land. Staff proposes that the road rights of way be established as follows:

Mitchellville Lane – 66' wide, narrowing to 50' at the end (limits to follow existing right of way)

Pine Field Road – 40' wide (limits to follow existing right of way)

In each case, the proposed right of way width complies with the Land Management Ordinance requirements. Compliant vehicle turnarounds are also depicted. Right of way donations from two parcels at the end will be required if they are to be served by a public right of way. If they are not willing to donate, a vehicle turnaround may be proposed on Town land in advance of those properties. Since it appears that sufficiently wide private rights of way already exist, staff expected no loss in future development potential is

expected. In each case, a two-lane road with two-way traffic would be accommodated. The pursuit of easements as opposed to right of way is not recommended.

Mitchellville Lane, beyond Fish Haul Road is privately owned. The privately owned portion of this dead end road is 0.28 miles in length, serves 11 dwellings and significant vacant lands and mostly lies in a 66 foot wide private right of way, although the last approximately 400 feet lies in a 30 foot wide private right of way. Pine Field Road is a 0.12 mile long, dead end road off Marshland Road, serving 12 dwellings and lying in a 40 foot wide (pending verification) private right of way.

Chester Williams, Esquire mentioned the three roads that were passed over because of the reluctance to donate land for the right of way. I suggest that is a classic reason why we need to be considering easements. I know the Town staff is resistant to that and I have no idea why. You can obtain exactly the same rights to use that road and maintain it, control it as you can with an easement as you can with fee ownership. Chairman Grant said we will be looking into easement and we have been talking to Town staff but we want to see what we can do with these next two roads and see how it goes.

Councilman Lennox moved the Public Facilities Committee endorse the proposed right of way limits associated with Mitchellville Lane and Pine Field Road as depicted in the attached exhibits and recommend to Town Council that Town staff be directed to pursue the donation of land to assemble those public rights of way. Chairman Grant seconded. The motion passed unanimously.

6. Adjournment

Councilman Lennox moved to adjourn the meeting. Chairman Grant seconded. The meeting was adjourned at 9:13 am.

Respectfully submitted,

Karen D. Knox
Senior Administrative Assistant