



**Town of Hilton Head Island  
Circle to Circle Committee**

**Wednesday, May 18, 2016**

**8:30 a.m.**

**Benjamin M. Racusin Council Chambers**

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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 – May 11, 2016 Meeting**
- 5. Unfinished Business**
- 6. New Business**
  - A. Preparation and Discussion of Community Forum Content and Process**
- 7. Appearance by Citizens**
- 8. Meeting Summary and Topics for Next Meeting**
- 9. 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

May 11, 2016

8:30 a.m.

Council Chambers, Town Hall

Circle to Circle Committee Members present:	Jim Gant (Chairman), Jack Daly, David Ames, David Bachelder, Judd Carstens, Kyle Theodore, Tom Sharp, Tom Lennox, Carlton Dallas, Mike Thomas
Town Staff present:	Charles Cousins, Shawn Colin, Jill Foster, Tom Fultz, Melissa Cope, Eileen Wilson
	Glenn Walters and Kurt Culbertson – Design Workshop Consulting

### 1. Call to Order

Chairman Gant called the meeting to order at 8:30 a.m.

### 2. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

### 3. Approval of Agenda

The agenda was amended by Chairman Gant adding a brief presentation by Mr. Don Carlson of the Providence Presbyterian Church, this will be after the Vision discussion.

### 4. Approval of Minutes

The minutes of May 4, 2016 were approved as presented.

### 5. Unfinished Business

None

### 6. New Business

Design Workshop presented materials encompassing the Committee's earlier work on vision for the area, extending the concept of character zones, the importance of enhanced connectivity of roads and properties and concepts for the evolution of the Coligny area.

#### A. Vision

Distinguished most by its public spaces and people watching places, by the obvious connection to the natural environment, and by the priority given to pedestrians and bicyclists, our island's traditional downtown is now bustling with activity and investment.

#### **Qualities included in the vision as articulated by the public:**

- Distinct area/sense of place and arrival.
- Community gathering place with programmed activities (family fun for all ages).
- Beach scene and campus life.

- Tied to island environment (beach, sub-tropical vegetation and Boggy Gut).
- Serving the needs of residents and guests alike.
- Pedestrian/bicyclist priority: Tied together with a network of walkways and bike paths and shuttle/open-air trolley.
- Entertainment, restaurants, nightlife, campus.
- Animated through activities programming.

**Nature Preserve Character Zone** (Sea Pines Circle to Point Comfort) should take advantage of existing Audubon Preserve with improved pedestrian and bicycle access, and landscaped medians to establish arrival to Circle area.

**Sea Pines Character Zone** creates the gateway into Sea Pines and provides convenient commercial uses. Long-term evolution could include new internal connections for pedestrians, and improvements in traffic flow to reduce congestion. Attractive landscaped medians manage access and provide attractive gateway. Redevelopment of aging buildings should be encouraged for attractive mixed use buildings that frame pedestrian oriented streets.

**Nature Reserve Character Zone** (Pope Avenue between Office Way and Cordillo) should retain low density, expansive buffers and vegetated character. Town should consider purchase of property in this area for open space or possibly shared storm water retention areas.

**Coligny Beach Village Character Zone.** Four important concepts were presented:

1. Enhanced connectivity to create better traffic flow and take some traffic off Pope Avenue.
2. Establish Pedestrian Core to make the area very friendly for pedestrians. Consider turning the last block of Pope Avenue into a two lane attractive pedestrian street with enhanced sidewalk treatments.
3. Create a Village Fabric with walkable scaled blocks featuring internal streets and pedestrian walkways, with zoning to encourage first floor retail and 1-2 stories of residential units above. The Town's role is to create design standards and infrastructure that encourage private owners to develop a unique village character
4. Create Iconic Gateway via a unique feature (such as a lighthouse, fountain, etc) to create a memorable identity.

The Committee supported the concept of character zones and the need for increased connectivity of parking lots and streets as important to the evolution of a pedestrian friendly village environment.

The Committee discussed how the Coligny area has changed from the 60's and 70's when it was the hub of commercial activity on the island to today when much commercial activity has moved off-island and to other parts of Hilton Head Island. These changes lead to the realization that the long-term future will require more

emphasis on residential uses (for year round activity), potential workforce housing and a pedestrian friendly tourism area.

## **B. Community Forum Schedule**

The Committee will hold four community feedback forums to present the Committee's conclusion and seek input from citizens. Tentative schedule and locations are:

June 1      Shipyard Plantation and Forest Beach area  
June 2      Hilton Head Plantation and Sea Pines

Final dates, locations and times will be set in the coming week and communicated via press release and emails to the adjacent communities.

## **C. Other Business**

Mr. Don Carlson of the Providence Presbyterian Church stated that the church fronts Cordillo Parkway on one end and fronts South Forest Beach on the other end. There is a large parcel of land on the South Forest Beach side that the church has slated as play fields for future use in three to five years. This may be an opportunity for the Town to use this parcel for a short-term solution for creating potential parking spaces near the Alder Lane beach access. Mr. Carlson stated that if the Town is interested, an agreement could be reached for the Town to do the clearing and surface prep as well as being a revenue source for the church. This suggestion may be an opportunity for the Town to have five years of time while traffic issues get sorted out. Circle to Circle Committee members agreed that they would take this into consideration.

## **7. Appearance by Citizens**

Mr. Frank Babel thanked the Committee for their work and stated that the real challenge is communication. Mr. Babel stated that Hilton Head Island needs to change to be competitive in the future; it is important for this Committee to articulate and convey to the community to get their heads around creating a downtown in the Coligny area.

Ms. Mira Scott is a North Forest Beach resident and business owner and is the spokesperson for a group of Forest Beach Neighbors consisting of 60 residents. Their concern is with the three parcels of green space in the Forest Beach area being considered for parking or stormwater which this group opposes. Those properties are not to be compromised in any way. Ms. Scott suggested dividing the Island into three districts: south, mid, and north each being a destination. A trolley system is a great idea. Forest Beach has mostly remained residential except the beach side which has “McMansion” rentals. A big concern is the character of our neighborhood changing with the influx of tourists, traffic, parking structures etc. It would be helpful if Saturday was not the only “flip day” we need a second “flip day” to alter the influx of traffic.

Chairman Gant stated that numerous times the suggestion of having a second “flip day” was recommended but very few ever made that transition. This Committee has never recommended parking on those three parcels on North Forest Beach. As far as stormwater, it is not a structure but merely a place for rainwater to evaporate from.

Mr. Stu Rodman suggested that in the community forums, eliminate the use of the word “campus” so as to avoid confusion with the USCB campus.

Ms. Kathy Barr of North Forest Beach would like to see this vision translated into something concrete such as a conceptual plan so the community can visualize what changes may look like.

**8. Meeting Summary and Topics for Next Meeting**

At the next meeting the Committee will review the presentation to be given at Community Forums and the questions to be used to poll citizen reaction to the options presented.

**9. Adjournment**

Chairman Gant adjourned the meeting at 10:30 a.m.

Meeting date: May 11, 2016

Approved:

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

Submitted by: Eileen Wilson