



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

Wednesday, May 4, 2016

8:30 a.m.

Benjamin M. Racusin Council Chambers

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 – April 27, 2016 Meeting**
- 5. Unfinished Business**
 - None
- 6. New Business**
 - A. Policy topics
 - Land acquisition - potential strategy and uses
 - Zoning /LMO Discussion- any changes recommended
 - Storm water management and common open space
 - Redevelopment stimulus
 - B. Coligny Circle Opportunity
 - C. 2 Lane Rotary Reference
- 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

April 27, 2016

8:30 a.m.

Council Chambers, Town Hall

Circle to Circle Committee Members present:	Jim Gant (Chairman), Jack Daly, David Ames, Judd Carstens, Paul Crunkleton, Kyle Theodore, Tom Sharp, Tom Lennox, Carlton Dallas, Mark Senn, Mike Thomas
Town Staff present:	Charles Cousins, Shawn Colin, Brian Hulbert, Darrin Shoemaker, Tom Paige, Melissa Cope, Eileen Wilson
Via phone:	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 approved by the Committee.

4. Approval of Minutes

The minutes of April 20, 2016 were approved as presented.

5. Unfinished Business

Review conclusions on other beaches, shuttle system, and parking.

Enhance visibility and use of other beaches by day visitors to reduce traffic in Sea Pines Circle

Conclusions

Effective use of multiple beaches can help reduce traffic in Sea Pines Circle during peak summer period, especially on weekends. The goal should be establishment of an alternate beach destination that is attractive to day visitors which will help reduce congestion on Pope Ave and in Sea Pines Circle.

Near term actions

- Initiate marketing of all HHI beaches
- Improve signage and wayfinding
- Evaluate approval of food trucks at select beaches as a means of providing food services
- Initiate actions to create a "Beach Destination" at Burkes Beach

Mid term actions

- Restructure parking fees to make other beaches more attractive than Coligny from cost of parking
- Implement weekend golf cart shuttles at Burkes Beach to encourage parking at Chaplin and Castnet

Longer term actions

- Define and install an attraction, e.g. splash pad or some other child oriented play feature
- Expand parking on Town land as needed
- Implement an app that describes in real time parking available at other beaches

Island Wide Transit System

Conclusions

- There are potential major benefits to an island wide transit system
 - Brings employees to work from Bluffton and/or an interchange parking lot on North end of island
 - Link many island assets and beaches to reduce overall traffic, particularly in circle
 - Provides a visitor amenity like many higher end tourist destinations
 - Could link to a Circle to Circle trolley system to serve the corridor
- While an island wide system is beyond the charter of Circle to Circle Committee, we should support the concept as input to the island wide visioning process

Circle to Circle Parking Shuttle System

Conclusions

- A trolley shuttle system to parking on Town land located between SP Circle and bridge
 - Could provide employee parking for Coligny hotels and businesses and reduce demand on Coligny beach parking lot
 - Could provide a fun beach experience for day visitors, reduce traffic through Sea Pines Circle, reduce demand on Coligny beach parking lot

Near term actions

- Develop implementation plan to pilot using Town land on Arrow Road or Crossings Park initially focused on employee parking
- Pilot with 1-2 trolleys in spring/summer of 2017

Mid term actions

- Expand trolley system if pilot is acceptable to add parking spaces at Crossings Park/Arrow Road

Long term actions

- Link to island wide system if implemented

Parking in Coligny Area

Conclusions

- While multiple possible locations were identified for on street parking, there are difficulties with implementing and substantially more parking would increase traffic through SP Circle.

- Any significant expansion of on street parking would potentially need to be tied to a street redevelopment plan
- On street parking in selected locations may be beneficial to help relieve short term demand
- Capitalize on Coligny park development project
 - 115 new permanent spaces
 - 125 additional temporary spaces for weekend parking on grass
- Evaluate seasonal and graduated fees for parking at Coligny
 - Dichotomy today is that Coligny parking is free and all other beaches have fees
- Evaluate using available technology solutions to direct cars to available parking
- A structured parking facility should not be implemented until traffic solutions are in place and impact understood
 - Estimates on cost of structured parking range from \$15,000 to \$25,000 per space plus annual operating costs
 - Structured parking solution would require parking be fee based
- A public/private partnership for parking and connected long term residential units offers the best opportunity for cost effective solution and helps improve the year round functioning of the area

Near term actions

- Leverage additional parking available as part of Coligny Park development
 - 115 new paved parking spaces
 - 125 grass parking spaces as temporary parking for extremely busy conditions
- Investigate adding diagonal on street parking at Alder Lane beach access
 - Existing road width and ROW may be adequate for adding 50 parking spaces

Mid term actions

- Evaluate additional on street parking locations as part of overall Coligny vision as means to provide additional parking and reinforce pedestrian nature of area
- Evaluate and implement technology based parking information system
- Assess success of alternate beach emphasis and analyze long term parking requirements at Coligny
- Evaluate opportunities for additional surface parking/location for parking structure as part of a public/private partnership

Long term actions

- Build structured parking with residential units if public/private solution can be negotiated
 - On existing Town parking lot
 - On alternate location closer to commercial properties if location identified

NR2 – Potential Road connection from Office Park

Chairman Gant reported this project was included in previous committee discussion.

6. New Business

A. Residential focus

The Committee discussed desirability of long term residential redevelopment in the Coligny area as an alternative to office or commercial development. Long term residents would contribute to the village character of Coligny and support local businesses year

round. Important to promoting this trend will be improved amenities for residents, for example pocket parks, dog park, etc.

B. Architecture principles

The Committee discussed the role of architecture principles as something best reflected in the vision/character defined for this area. Principles should include pedestrian scale of buildings, appropriate setbacks and landscaping. Judd Carstens pointed out the value of form based codes in this area. Kurt Culbertson, Design Workshop pointed out that many communities focus on form based codes and less on architectural style.

C. New Orleans Road

Design Workshop presented a graphic indicating how New Orleans Road could be modified to have 3 lanes that would improve traffic flow and volume by providing two through lanes and 1 center lane for left turns. They also recommended replacing the "T Intersection" of Arrow Rd and New Orleans with a small circle to improve flow from Arrow Rd onto New Orleans. The committee supported this recommendation.

D. Access to Sea Pines Circle properties via Office Way or Office Park Road

Design Workshop presented a graphic showing alternate access to businesses in the Sea Pines Circle area from Pope Avenue via Office Way and Office Park Rd. This access would be required in order to eliminate left turns from Greenwood Drive into the Wells Fargo/Reilly's area. Implementation will require coordination and agreement with business owners in this area. The committee supported this approach.

7. Meeting Summary and Topics for Next Meeting

Chairman Gant reviewed upcoming meetings.

- **May 4** discuss land acquisition, LMO, Coligny Circle, stormwater management, redevelopment stimulus and 2 lane rotary references
- **May 11** review vision and integration
- **May 18** preview community forum presentation
- **Weeks of May 25 – June 3** hold community forums in Sea Pines, HHP, Shipyard, Forest Beach area, possibly Town Hall
- **June 8** review forum feedback and integrate with recommendations
- **June 15** – Planning Commission
- **July 19** - Town Council Meeting

Chairman Gant stated that Ms. Sally Warren submitted a letter with two requests:

1. That the Town inform SPOA in the future of any further decisions or plans that are underway which the Town will do.
2. The Board of Directors for Shipyard formally requests that the option of an alternate road as we have defined it paralleling Sea Pines and the Shipyard side be dropped from consideration.

Chairman Gant would rather not drop it from consideration and keep as a long-term consideration because if we dropped everything that will be challenged or difficult, we would have a blank page.

8. Appearance by Citizens

Mr. Randy Tardy stated he was in favor of establishing two-hour parking limits in the Coligny area. Employees need a place to park.

Mr. Stu Rodman stated he was in favor of a shuttle system from springtime thru Labor Day using Honey Horn as the site as it has a proven record from other Island events. Mr. Rodman suggested promoting it as free beach parking and avoiding tolls and give them choice of which beach to go to. Island wide transportation system is needed.

Ms. Sally Warren stated she was in favor of hosting a public forum in Shipyard. Would appreciate what the verbiage for endorsement the moving forward against the will of so many property owners; get consensus or work with them, their greatest concerned is about eminent domain.

Mr. Charles Lesinger stated he was not in favor of the Sea Pines Circle going back to two lanes – it is a mistake.

Mr. George Paletta thanked the Committee for their work and stated that a shuttle system should be pursued and employee parking off site. In favor of residential village concept. Need to expedite what we are doing.

9. Adjournment

Chairman Gant adjourned the meeting at 10:50 a.m.

Meeting date: April 27, 2016

Approved:

Chairman: _____
Jim Gant

Submitted by: Eileen Wilson