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 ADMINISTRATION BUILDING
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AGENDA
 DEVELOPMENT AGREEMENT SUBCOMMITTEE
 OF
 NATURAL RESOURCES COMMITTEE
 Thursday, March 30, 2017
 2:00 p.m.
 Large Meeting Room
 Hilton Head Island Branch Library
 11 Beach City Road, Hilton Head Island

Committee Members:
 Tabor Vaux, Chairman
 Rick Caporale
 Steve Fobes

Staff Support: Tony Criscitiello

1. CALL TO ORDER – 2:00 P.M.
2. CONSIDERATION / DEVELOPMENT AGREEMENT HILTON HEAD NATIONAL
3. EXECUTIVE SESSION
 - A. Receipt of legal advice and discussions incident thereto regarding possible contractual agreement relating to potential development agreement for Hilton Head National
4. ADJOURNMENT



ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Mr. Chairman

Thank you for providing this opportunity for citizens to be on the record. The proposed number of 110-130 acres is a positive step, and hopefully a final level of development on this property. Related to traffic studies, would it be possible for the County to help explain the studies already done, or conduct its own studies, and present to the community its findings? Also, there have been reported references to the CDC; is it possible that this process was flawed. The attorney for the developer suggested that the CDC allowed for the original development proposal; this is too hard to believe, but I sure would like to understand the facts of what the CDC allows here and for other areas of the county. The video/audio presentation for about storm water was helpful. Please think about how best to get citizen input —

Thank you for your leadership

David Fueman
Mox Creek

Please be cognizant of what this kind of development will impact the "Bluffton State of Mind." We don't want more retail - we have empty storefronts (for years) already. People moved here because of the lifestyle it provides. We don't need or want a convention center, we don't want 500 more hotel rooms, we don't want a waterpark, etc. Yes, we can see the property used for a school - yes, we can see a memory care / assistant living facility, and yes we can accept "limited" single-family residences. Please don't commercialize further our home - don't fill our traffic lanes further ... don't turn Bluffton into Myrtle Beach!

① Does the traffic study referred to in the meeting today consider the current traffic that backs up during rush hours (approx 7AM-9:30AM) at both the Moss Creek Light as well as the entrance to the flyway?

And

② Has there been a request for ^{recorded} data from the Moss Creek Security System? The Moss Creek Security Cameras ~~are~~ pick^s up & record traffic information ~~at~~ that covers the areas around the Moss Creek Light

John Risio

Resident: Moss Creek

Resident: Linda Browne

Resident: *Jay Ingelby*

" *Ray Ann Rowley*

David J

Al Davis

Heen Thompson
Lake Linden

too much heavy duty traffic on Burnt Church Rd already
Cement trucks, etc. - An additional hospital will need to be built.

The developer is putting 5 pounds of Sb- - into a ~~the~~ 1 lb. bag

Date: March 30, 2017

Location: Hilton Head Island Branch Library

Topic: Discussion / Development Agreement Hilton Head Island National Golf Course

Ananta K. Gopalan

3/30/2017

23 Dove Tree Ln. Bluffton, SC

A Gopalan

Development plans sought for developing some 200+ acres is ludicrous, just from Common Sense point of view.

1. Traffic on the parkway is already congested especially since Rt. 170 and flyover opened. and it is not even summer. Rush hour traffic is horrendous as it is.

2. Development will put our schools more under stress. It is already overcrowded. The proposal to finance new schools was voted down by the residents already. We don't need a study to understand that the schools will be a huge problem with the residents left holding ~~back~~ the bag.

3. What about drinking water or sewer loads?

They are not infinite in scope. Again the residents will have to foot the bill.

4. Water drainage will be a huge problem.

Parcing over major proportion of the tract will cause a run off problem. We don't need more drainage problem in the Low Country!

5. For all those reasons, Do NOT upgrade the zoning.

We Do not want to make Bluffton as a New Jersey suburban of New York City!!!

Please! Hilton Head National development will ruin our lives and expect us to pay for it! How can all of this development not impact negatively on Bluffton? "No man is an island" - this goes for property, too. We have allowed for too many developments already. Stop!

Jane Hester
Bluffton

Good ↑

I hope that this development is highly toned down - not nearly as dense - at the four way stop in Old Town Bluffton, there were at least 25 to 30 cars backed up in two directions - you cannot convince any of us that traffic will not be affected -

Nancy Dolan

If Beaufort County representative want to have projects like Hilton National then the public infrastructure needs to be made now i.e. 3 lanes over the bridges & road expansion on and off the Island. before zoning request for more density in the area is approved.

It is time to be sensible and say no more, until real solutions are in place for more traffic.

- Smart Development
- Adhere to Storm Water Regs.
- Be strong advocates for the Citizens and the Land.

Bill Sanderson

Sun City

Please respect the Wishes of you
citizenship

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I have concerns about the development of HH National. As a resident at the end of Alljoy I'm concerned about traffic increase on Alljoy and Shad. Currently we live on a deadend road and we value our quiet peaceful environment. I'm also concerned about adding that level of dense development in that location. I work on the S. end of HHI and even in the off season traffic is often backed up to Tanger I in the mornings. I'm concerned about protecting the May River by changing previous land to impervious, runoff is bound to end up in the May R. I'm not opposed to development, but that development needs to be smart. It would be different if we were talking about the Sun City area, but given the location and the density of the proposed plan, I cannot support that plan as smart development.

Laurie McCall

Also - it has been discussed - widening roads/building bridges... Who will pay for that ??? Plus traffic bottlenecks at old Wild Horse Road. "

I Steve Hobbs I am againsts the project
I know how 30 years Ago, there's been
a lot of changes, not all for the better
Reason I am againsts

- Run out into May River
- Traffic, Traffic
- Schools
- Wild Life Sanctuary
- Quality of Life

Thank you

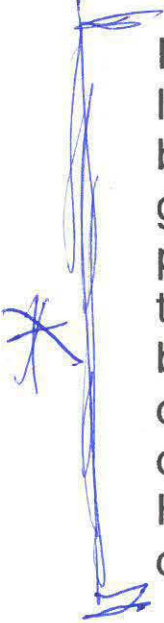
Steve Hobbs

From Collins Doughtie
55B Oyster St, Bluffton, SC
29910

Comments

As they say, the secret in real estate success is
Location, Location, Location.

But in case of HH National, I can't think of a location that is
worse than the 300 acres now called HH National.



For years and years this area has cost hundreds of people their
lives. Many blamed it on the stoplight at entrance of Moss Creek
but even with the new flyover off the Bluffton Parkway, the
gridlock is still there pretty much 365 days of the year. If this
proposed development were out toward Sun City or some less
traveled section of the Bluffton parkway, it might be acceptable
but not smack dab in the middle of one the most congested, and
controversial sections of Hwy 278, it will make what is already
deadly fatal. And the idea of adding more bridges to Hilton
Head, something I have heard from both the developer and
council members, is only adding fuel to the fire.

The CDP for southern Beaufort County is already obsolete.
Having lived on HH since 1960, most homes there are
permanent resident as it used to be, instead most homes are in
the rental market. I am not sure what the percentage is but I
would be willing to bet rental homes greatly outnumber
permanent residents in Sea Pines and other developments like
Palmetto Dunes. I can guarantee Charles Fraser never saw this
coming.

Development Agreement Subcommittee of Natural Resources Committee

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(1) A 500 room hotel is absurd -
Currently have 4 hotels in the
area with a total of 442 rooms.
Is not a ^{fitting} ~~fitting~~ for a Village overlay.

(2) Also, per Code Officer, we do not have
a noise ordinance in unincorporated area.
Construction could go on 24 hrs a day.
Excavation, dump trucks, backhoes can work
at 4AM in a residential area. Certainly
needs to be addressed!

Traffic study is a joke - 500 hotel rooms -
People are going to have to get to the hotel!

List 8
Rebecca Baker

There is NO upside to this - they want money!! - Bluffton residents will suffer!! Traffic, pollution, NO ONE WANTS THIS

Please Please Stop Raping our once lovely, quaint, quiet town! It's simply all about \$ - the hell with the public. As it is now - T R A F F I C in Bluffton is allowed to become a travesty - Millions of \$ spent on a useless flyover - Bluffton has been raped and because of greed by a few - you want to continue its destruction -

W A Y have this meeting at an hour where productive, contributing, people are at work!! ??

Concerns re: AHN as proposed/CDC

- high-density/high-intensity build will negatively impact traffic and waterways
- infrastructure costs are absurdly low (\$12.5M estimate)
- CDC allows too much flexibility and council members have already identified plans/improvements

REJECT current proposal, ~~and~~ modify CDC, submit "new" with restructured code.

Debbie Fejes

Hilton Head National Submissions

The rezoning of the Hilton Head National project started over four years ago. At that time we began with the Beaufort County LMO and proposed a PUD. Since that time Beaufort County has adopted The Community Development Code with the establishment of a "Village Place Type" and "Transect Zones. We began with proposed densities and conceptual master plans. Since that time we have modified those densities and plans after input and direction from neighbors, civic leaders, planning commission and staff. Following is a chart of the revised densities and maps as we progressed to where we are today.



Property Uses	2012 Densities	1st Charrette (01/16)	2nd Charrette (01/26/16)	3rd Charrette (06/09/16)	1st Plan Comm. (09/01/16)	2nd Plan Comm. (12/01/16)	Project Difference
Commercial Space	2,000,000 SF	850,000 SF	850,000 SF	725,000 SF	700,000 SF	400,000 SF	-1,600,000 SF
Hotel	750 Rooms	720 Rooms	720 Rooms	720 Rooms	500 Rooms	500 Rooms	-250 Rooms
Single Family Residential	500 DU	500 DU	500 DU	500 DU	500 DU	300 DU	-200 DU
Office	0 SF	150,000 SF	150,000 SF	150,000 SF	N/A	125,000 SF	+125,000 SF
Performing Arts Center	N/A	N/A	N/A	90,000 SF	90,000 SF	90,000 SF	+90,000 SF
Convention Center	N/A	N/A	N/A	125,000 SF	125,000 SF	100,000 SF	+100,000 SF
Assisted Living Facility	N/A	N/A	N/A	250 Units	250 Units	400 Units	+400 Units
Multifamily Residential	N/A	N/A	N/A	450 Units	400 Units	300 Units	+300 Units
Civic / Schools	N/A	N/A	N/A	25 Acres	25 Acres	25 Acres	Reallocated
Adventure Park	N/A	N/A	N/A	N/A	25 Acres	25 Acres	Reallocated

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Bluffton & Beaufort County - Future Project Site Densities (Max. 8 mile projection)

Project Name	Project Location	Project Acreage	Allowed Square Footage	Calculations	Notes
Sam's Club & Walmart - Hwy 278	Beaufort County	66.20 Acres	342,000 SF - Commercial	5,166 SF / Acre	<i>The project has just been completed</i>
Graves Property	Beaufort County	125.00 Acres	380 Residential Units (92 acres)	4 RU / Acre	<i>This is a calculation derived from Beaufort County CDC</i>
			532,000 SF - Commercial (33 acres)	16,120 SF / Acre	<i>This is a calculation derived from Beaufort County CDC</i>
<hr/>					
Okatie Crossings	Beaufort / Jasper Counties	237.35 Acres	280 Residential Units	23 RU / Acre	<i>The property falls split between Beaufort and Jasper Counties</i>
			1,800,000 SF - Commercial	8,000 SF/ Acre	
<hr/>					
Willow Run	Town of Bluffton	20 Acres	260 Residential Units	13 RU / Acre	<i>This is fixed residential units allowed on property</i>
		119 Acres	750,000 SF - Commercial	6,303 SF / Acre	<i>This is a calculation derived from the Buckwalter PUD</i>
		15 Acres	(2) 150 Room - Hotels	2,666 SF / Acre	<i>This is fixed hotels allowed on property</i>
Crosland Property	Town of Bluffton	58.87 Acres	361,235 SF - Commercial	6,136 SF / Acre	<i>This was derived from traffic study submitted to Town</i>
Buckwalter Place	Town of Bluffton	35.00 Acres	850 Residential Units	16 RU / Acre	<i>This is fixed residential units allowed on property</i>
			250,000 SF - Commercial	8,000 SF/ Acre	<i>This is a calculation derived from the Buckwalter PUD</i>
Buckwalter PUD - Multiple Parcels	Town of Bluffton	406 Acres	3,248,000 SF - Commercial	8,000 SF / Acre	<i>This is a calculation derived from the Buckwalter PUD</i>
New Riverside	Town of Bluffton	4,006.00 Acres	1,520,000 SF - Commercial (190 acres)	8,000 SF / Acre	<i>This is a calculation for Town of Bluffton UDO</i>
			2,000,000 SF - Office (200 acres)	10,000 SF / Acre	<i>This is a calculation for Town of Bluffton UDO</i>
Burnt Church - Multiple Parcels	Beaufort County	44.82 Acres	250 Residential Units	5.6 RU / Acre	<i>This is a calculation derived from Beaufort County CDC</i>
		23.67 Acres	284 Residential Units	12 RU / Acre	<i>This is a calculation derived from Beaufort County CDC</i>
Village at Verdier	Town of Bluffton	125.51 Acres	404 Residential Units	4 RU / Acre	<i>This is derived from approved PUD</i>
			404,000 SF - Commercial	4,040 SF / Acre	<i>This is derived from approved PUD</i>
			30,000 SF - Civic Space		<i>This is derived from approved PUD</i>
Jones Estate	Town of Bluffton	2,149.00 Acres	2,438 Residential Units	1 RU / Acre	<i>This is a calculation for Town of Bluffton UDO</i>
			1,200,000 SF - Commercial (150 acres)	8,000 SF / Acre	<i>This is a calculation for Town of Bluffton UDO</i>
Palmetto Bluff	Town of Bluffton	19,217.00 Acres	Up to 4,000 Residential Units	0.25 RU / Acre	<i>This is a calculation for Town of Bluffton UDO</i>
			1,440,000 SF - Commercial (180 acres)	8,000 SF / Acre	<i>This is a calculation for Town of Bluffton UDO</i>
		Total Residential Allowed:		8,146	
		Total Commercial Allowed:		11,847,235 SF	
		Total Office Allowed:		2,000,000 SF	
		Total Civic Allowed:		30,000 SF	
<hr/>					
Hilton Head National	Beaufort County				
Commercial Shopping Center, Performing Arts Center, Office		97 Acres	615,000 SF	6,330 SF / Acre	
Recreation Facility: Adventure Park		30 Acres	100,000 SF	3,333 SF / Acre	
Hotel, Convention Center		25 Acres	500 Rooms, 100,000 SF	16,000 SF / Acre	
School		25 Acres	150,000 SF	6,000 SF / Acre	
Multifamily Residential		24 Acres	300 Residential Units	12.5 RU / Acre	
Assisted Living		25 Acres	400 Residential Units	16 RU / Acre	
Single Family Residential		74 Acres	300 Residential Units	4 RU / Acre	

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Criticisms [edit]

Many urban village developments, both Government and privately initiated, have been seen to depart from the original ideals of the concept. Private developments often use the 'urban village' label as an advertising pitch or to win Government support for their project.^[6] Many developments, although intended to create a true urban village form, have not achieved their objectives. Some planners question whether a genuine urban village has actually been built.^[7]

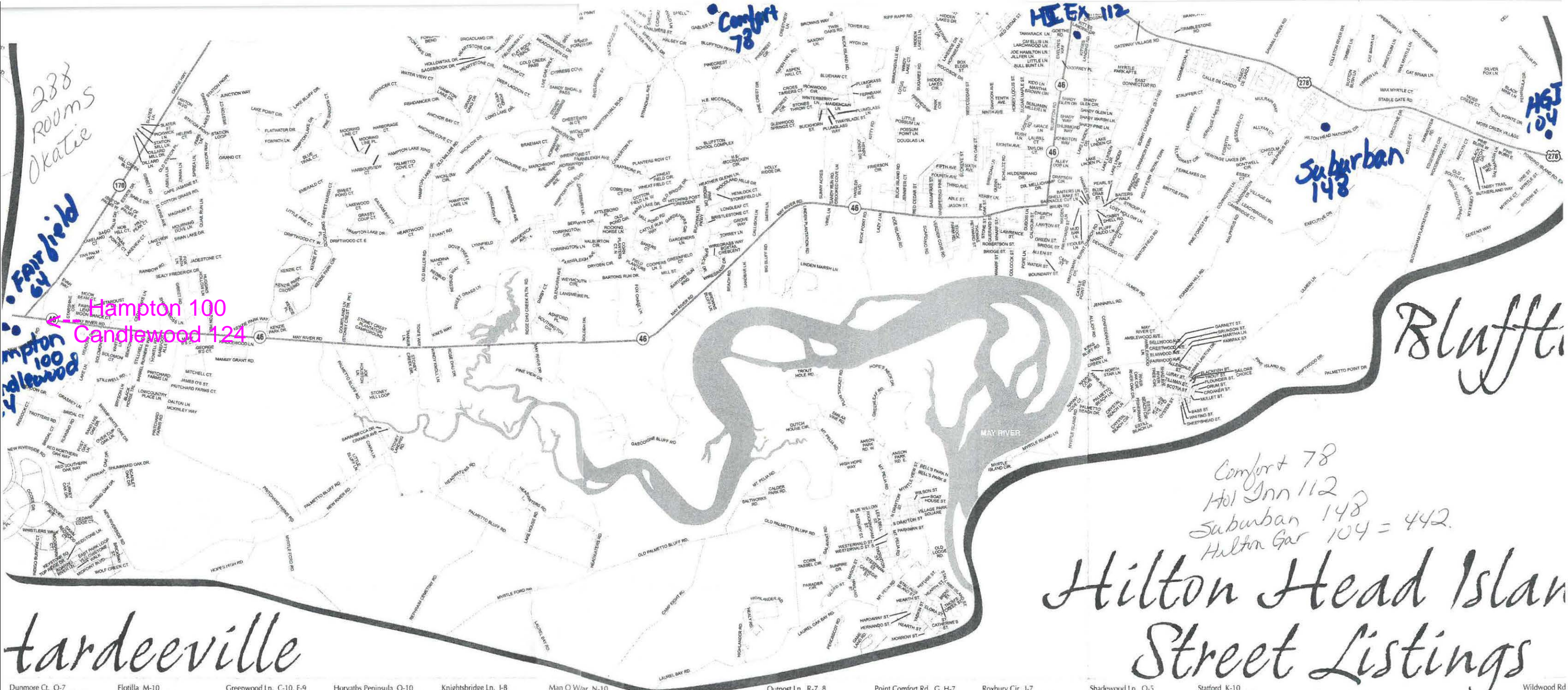
The objectives of urban villages are often criticized as unrealistic because they ignore broader social and economic realities. The ability to create self-contained villages is questionable as employment and activity patterns continue to become more complex. The viability of creating a variety of employment and activity within an area with a small population base can also be questioned.^[8] It has been suggested that the demise of the neighborhood community is a function of "conscious economic and social choice" rather than a product of urban form.^[9]

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tardeeville

*Hilton Head Island
Street Listings*

*Comfort 78
Hilton Inn 112
Suburban 148
Hilton Gar 104 = 442.*

- | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|---|---|--|---|--|---|---|--|--|
| Dunmore Ct. O-7
Dunnagan's Alley H, I-9
Durban Pl. M-7
E
Eagle Claw Dr. Q-4, 5
Eagle Claw Ln. Q-5
Eagle Point Way I-11
Earl Ct. P-9
E. Beach Lagoon Dr. D-10
E. Morgan Ct. K-7
East Wind M-10
Edgewater I-7
Edgewood Ct. O-6
Edgewood Dr. O-6
Egret St. H-11
Elderberry Ln. G-10 | Flotilla M-10
Flying King Ct. P-4
Folly Field Rd. O, P, Q-9
Foot Point Rd. J-8
Forest Cove G-7
Forest Dr. D-9
Formosa Ln. J-7
Fort Howell Dr. R-5, P, Q, R-6,
P, Q-7
Fort Walker Dr. Q, R-8
Fourth St. O-9
Fox Ln. H-8
Fox Den Ct. P-5
Fox Grape Rd. F-10
Foxbriar Ct. Q-3
Foxbriar Rd. O-3 | Greenwood Ln. C-10, E-9
Grey Fox Ln. Q-3
Grey Widgeon Rd. B-10
Greystone Loch J-6, 7
Grove Ct. J-8
Gull Point Rd. B-9
Gum Tree Rd. N-4, 5, 6
Gun Powder Pl. R-9
Gunners Ln. C-9
H
Hackney Pony Ln. L-5
Hadley Cir. O-4
Half Hitch Ct. P-6
Half Penny Ln. R-8
Halfway Trail D-8
Hawthorn Ln. N-8 | Horvath Peninsula O-10
Hospital Center Blvd. P-6, 7
Huckleberry Ln. Q-9
Hudson Rd. N-4
Humane Way M-5
Hummingbird Ct. P-5
Hummock Pl. L-7
Hunt Club Ct. L-10
Hunter Rd. P, Q-7
Hydrangea Ln. N-4
I
Ibis St. I-11
Indian Hill Ln. K-4
Indian Hill Pt. K-4
Indian Pipe Ln. M-5
Indigo Ln. N-8 | Knightsbridge Ln. I-8
Knollwood Dr. N, O-6
Knotts Way J-11
Korber Ct. J-6
L
Ladson Ct. Q-2
Lady Slipper Ln. O-4
Lafayette Pl. N, O-7
Lafayette St. Ext. N-7
Lagoon Rd. H, I-11
Lake Forest Dr. F-9
Lamotte Dr. Q, P-6, P-7
Lancaster Pl. N-7
Lands End Ct. B-8
Lands End Dr. B-8 | Man O War N-10
Manatee Way N-7
Manor Court Ln. O-4
Maple Wood Ct. Q-4
Marblehead Dr. O-8
Margarita Ct. P-3
Marina Side Dr. L-9
Mariners Cir. H-7
Mariners Cove K-3
Mariners Pt. Q-3
Mariners Way D-8
Market Place Dr. R-8
Marsh Dr.
Marsh Haven Dr. R-8
Marsh Island G-8 | Myrtle Bank Ln. R-4, 5
Myrtle Bank Rd. Q, R-4, Q-5
Myrtle Warbler Rd. Q-4
Mystic Dr. O-8
N
Namon Rd. K-7
Narragansett Ln. I-10
Nassau St. H-10
Nautilus Rd. G-7
Nehalem Rd. I, L-5 | Outpost Ln. R-7, 8
Overlook Pl. S-8
Owens Dr. L, M-6
Owl Marsh Q-3
Oxford Dr. I-8, 9
Oyster Bateau Ct. Q-5
Oyster Bay Pl. Q-5
Oyster Catcher Rd. F-10
Oyster Landing Ln. F-8
Oyster Landing Rd. F-8
Oyster Rake Ct. O-5
Oyster Rake Ln. O-5, 6 | Point Comfort Rd. G, H-7
Pond Dr. J, K-6, 7
Pope Ave. H-9, 10, 11
Pope Avenue Executive Park Rd.
H-10
Port Au Prince Rd. I-10
Port Au Spain Rd. J-10
Port Royal Dr. S-8, 9
Portside Dr. A-9
Possum Ln. H-8
Post Mill Ln. K-3 | Roxbury Cir. I-7
Royal Crest Dr. Q, R-9
Royal Fortune Ct. P-4
Royal James Dr. O, P-4
Royal Tern Rd. C-10
Ruddy Turnstone Rd. F-10
Rum Row M-10
Rusty Rail Ln. P-4, 5
Rutledge Ct. Q-6
S
Sabal Ct. Q-7
Saddlewood Ct. P-5 | Shadewood Ln. O-5
Shaftsbury Ln. L-7
Shamrock Cir. N-4
Shearwater Ct. K-5
Shearwater Dr. K-5
Sheldon Ln. M, N-9
Shell Ring Rd. G-9
Shelley Ct. K-11
Sheridan Ln. L, M, N-9
Sherman Dr. R-8, 9
Sherman Pl. R-8
Shipwatch Pt. H-7 | Stattorf K-10
Steam Gun Pl. S-8
Stella Del Mare Manor O-10
Sterling Point Dr. K-5, 6
Stevens Ct. Q, R-6
Still Run Ramble J-6
Stillwater Ct. O-6
Stillwater Ln. O-5
Stringray Dr. M-4
Stonagate Dr. R-5
Stones Throw P-9
Stonewall Cir. P-6 | Timbercrest Cir. J-6
Timberstone Ln. K-9
Tombee Ct. K-9
Tomotley Ct. J-9
Topside N-9
Towhee Rd. Q, R-4
Town Center Ct. I-9
Townhouse Manor H-10
Townhouse Tennis I-10
Trails End Rd. Q-6
Tree Swallow Ct. Q-5 | Wagon Rd. C-9, 10
Walking Horse St. L-6
Wanderer Ln. J-11
Warbler Ln. P-4
Water Oak Dr. F-8
Water Orchid Ct. R-5
Water Thrush Pl. P-5
Waterway Ln. O-3
Waterway Pl. O-3
Waxwings Ln. M-10 | Wildwood Rd.
Wilers Creek I-10
Wiley Rd. R-3
Willett Rd. B-3
William Dr. A-3
William Hill Ln. K, L-4, L, N-4
W. I. J. K. I.
Willow Oak Rd.
Willow Oak Pl. M-10 |
|---|--|--|--|--|--|---|---|--|---|--|---|---|--|--|

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