



**Town of Hilton Head Island
Regular Planning Commission Meeting
Wednesday, January 19, 2011
3:00 p.m. Benjamin M. Racusin Council Chambers
AGENDA**

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. 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.
- 5. Approval of Agenda**
- 6. Approval of Minutes - Regular Planning Commission Meeting of January 5, 2011**
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
Public Hearing
ZMA100008: Mr. Jay Sanders of American Tower Corporation has requested to amend the Official Zoning Map by amending the Indigo Run Master Plan to add Telecommunications Facilities as a permitted use on the property located at 1001 Marshland Road. The property is currently zoned PD-1 within the Indigo Run Master Plan and assigned land uses of Residential and Private & Semi-Private Recreation. The property is referred to Fire Station # 7 and is further identified on Beaufort County Tax Map 11, Parcel 276. *Presented by: Nicole Dixon*
- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Reports**
- 13. Staff Reports**
- 14. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of
Town Council members attend this meeting.

1 **TOWN OF HILTON HEAD ISLAND**

2 **Planning Commission**

3 **Minutes of the Wednesday, January 5, 2011 Meeting**
4 **9:00a.m. – Benjamin M. Racusin Council Chambers**

DRAFT

5
6
7 Commissioners Present: Chairman Al Vadnais, Vice Chairman Loretta Warden,
8 Tom Crews, Jack Docherty, Terence Ennis, Tom Lennox,
9 Gail Quick and Charles Young

10
11 Commissioners Absent: Therese Leary

12
13 Town Council Present: Bill Ferguson

14
15 Town Staff Present: David Cooler, Administrative Battalion Chief
16 Shawn Colin, Comprehensive Planning Division Manager
17 Mike Roan, Urban Design Administrator
18 Jeff Buckalew, Town Engineer
19 Teri Lewis, LMO Official
20 Nicole Dixon, Senior Planner; Shea Farrar, Senior Planner
21 Kathleen Carlin, Secretary & Administrative Assistant

22
23
24 **1. CALL TO ORDER**

25 Chairman Vadnais called the meeting to order at 9:00a.m.

26
27 **2. PLEDGE OF ALLEGIANCE TO THE FLAG**

28
29 **3. ROLL CALL**

30
31 **4. FREEDOM OF INFORMATION ACT**

32 Public notification of this meeting has been published, posted and mailed in compliance with
33 the Freedom of Information Act and the Town of Hilton Head Island requirements.

34
35 **5. APPROVAL OF THE AGENDA**

36 The agenda was **approved** as presented by general consent.

37
38 **6. APPROVAL OF THE MINUTES**

39 The minutes of the December 15, 2010 meeting were **approved** as amended by general
40 consent.

41
42 **7. APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA**

43 None

44
45 **8. UNFINISHED BUSINESS**

46 None

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

9. NEW BUSINESS

Public Hearing
STRNM100001:

This application is a request to modify an existing street name. Mr. William H. Presnell, on behalf of Lowcountry Bank, has applied to modify the street name of Lost Way Manor, located off of Jonesville Road. The properties affected by this application are parcels 936 through 947 and 87 on Beaufort County Tax Map 7. The proposed street name is Creek Cove Lane.

Administrative Battalion Chief David Cooler made the presentation on behalf of staff. The staff recommended that the Planning Commission *approve* the Creek Cove Lane Modified Street Name Application based on the review criterion outlined in the Land Management Ordinance. The current name of the development is Wayward Cove and the current street name is Lost Way Manor. The residents have proposed to modify the street name in correlation with the surrounding area. The name Creek Cove Lane is related to the community's adjacent waterway, Jarvis Creek.

Administrative Battalion Chief Cooler presented a visual review of the property and stated the required Findings of Fact and Conclusions of Law. The Planning Commission and the staff discussed the application. Following the discussion, Chairman Vadnais requested public comments.

Applicant, Mr. William Presnell, on behalf of Lowcountry Bank, presented brief statements in support of the application. Following these comments, Chairman Vadnais stated that the public hearing for this application is closed.

At the completion of the discussion, Chairman Vadnais requested that a **motion** be made that the Planning Commission **approves** Street Name Application, STRNM100001, as presented today by staff. Commissioner Quick made the **motion** as stated by Chairman Vadnais. Commissioner Young **seconded** the motion and the motion **passed** with a vote of 8-0-0.

10. COMMISSION BUSINESS

None

11. CHAIRMAN'S REPORT

None

12. COMMITTEE REPORTS

None

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

13. STAFF REPORTS

- a. Quarterly Report - Mr. Shawn Colin requested comments or questions from the Planning Commission on the Quarterly Report and none were received.
- b. Status Report on Unpaved Roads – Mr. Jeff Buckalew presented the requested update on the status of unpaved roads. Mr. Buckalew stated that a number of roads (including Ned Court, Jessica Drive, and Fish Haul Road) are scheduled to be paved by the County in Spring 2011.

Commissioner Young and Mr. Buckalew discussed plans for paving Fish Haul Road. Commissioner Young thanked the staff and complimented their efforts in making recent road improvements to the Mitchelville extension road.

- c. Town Council Goals, Targets for Action, and Management Agenda – Mr. Shawn Colin made the presentation on behalf of staff. Mr. Colin briefly reviewed the Planning Commission’s list of priorities provided to Town Council for their consideration. Mr. Colin reviewed the Planning Commission’s list of priorities and goals in relationship to Town Council’s list of priorities and goals. There is a good deal of consistency between the two.

Mr. Colin stated that Mr. Mike Roan, Urban Design Administrator, will make the presentation on the proposed conceptual redevelopment of the Coligny area.

Mr. Roan stated that today’s presentation is for informational purposes only. Mr. Roan presented a visual review of the area and outlined a conceptual framework for public and private investment in the redevelopment of the Coligny area.

Mr. Roan’s presentation included the reconfiguration of the infrastructure, land and density based incentives provided by the Town, and the creation of a cohesive district as requested by Town Council.

The Planning Commission and Mr. Roan discussed the potential provision for including residential development in the proposal. The Planning Commission and Mr. Roan discussed potential next steps.

Because this issue did not appear as a business item on today’s agenda, the Planning Commission cannot take a vote. There will be several public meetings in the future on the conceptual redevelopment of the Coligny area. A public hearing is considered premature at this time.

The Planning Commission stated their support for pursuing the conceptual proposal as presented today. The Planning Commission stated that they look forward to being involved in future public hearings on this project with presentation to be in a similar manner as the Comprehensive Plan.

The Planning Commission thanked Mr. Roan and complimented him on his excellent presentation.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

14. ADJOURNMENT

The meeting was adjourned at 10:25a.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Al Vadnais
Chairman



**TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT
DEPARTMENT**

One Town Center Court | Hilton Head Island, SC 29928 | 843-341-4757 | FAX 843-842-8908

**STAFF REPORT
ZONING MAP AMENDMENT**

Case #:	Name of Project:	Public Hearing Date:
ZMA100008	Indigo Run Telecommunications Facility	January 19, 2011

Parcel Data or Location:	Property Owner	Applicant/Agent
<p><u>Existing Zoning District:</u> PD-1 (Planned Development Mixed Use), with assigned uses of “Residential” and “Private & Semi-Private Recreation”</p> <p><u>Proposed Zoning District:</u> PD-1 (Planned Development Mixed Use)), with assigned uses of “Residential”, “Private & Semi-Private Recreation” and “Telecommunications Facility”</p> <p><u>Applicable Overlay District(s):</u> Corridor Overlay</p> <p><u>Parcel Affected:</u> Beaufort County Tax Map 11, Parcel 276</p>	Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928	Jay Sanders American Tower Corp. 900 Circle 75 Pkwy Atlanta, GA 30339

Application Summary:

Jay Sanders, with American Tower Corporation, is proposing to amend the Official Zoning Map by amending the Indigo Run Master Plan to add “Telecommunications Facility” as a permitted land use on Parcel B-1. The property is currently zoned PD-1 within the Indigo Run Master Plan and assigned land uses of “Residential” and “Private & Semi-Private Recreation”.

Staff Recommendation:

Staff recommends that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and does serve to carry out the purposes of the Land Management Ordinance (LMO), based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background:

The applicant is proposing to amend the Indigo Run Master Plan to add "Telecommunications Facility" as a permitted land use on Parcel B-1. The property currently has assigned land uses of "Residential" and "Private & Semi-Private Recreation". According to LMO Section 16-4-209, in the PD-1 district, a Telecommunications Facility is a use that is restricted to locations where the Town-approved master plan or master plan text specifically states such use is permitted. Because the master plan does not list Telecommunications Facility as an assigned land use on the subject property, the applicant has requested a rezoning.

Fire Station #7 is currently located on the subject property. The new telecommunications facility will be located within a wooded area on the parcel so that it is heavily screened with vegetation. The property is surrounded by the Cross Island Parkway, Marshland Road and single family residential lots within Indigo Run.

The proposed 140 foot tower would be built for AT&T Mobility to provide residential coverage to Spanish Wells and portions of Indigo Run. The Town's Fire & Rescue Department will also have space on the tower available to them for their communication equipment to increase communication coverage in this area.

This application is supported by Town Council's Policy Agenda for 2011 which has the evaluation of Technology Infrastructure listed as a top priority.

Applicant's Grounds for ZMA:

The applicant states that the proposed application is in conformance with the Comprehensive Plan and other Zoning Map Amendment criteria because a new telecommunications facility will improve cell phone and E911 coverage on the Island in areas where it is lacking in what is referred to as "cold" spots in the Comprehensive Plan. The proposed tower will be located in an area with natural vegetation to act as a buffer and screen it from adjacent properties and will be in compliance with all LMO regulations.

Summary of Facts and Conclusions of Law:

Findings of Facts:

- Notice of the Application was published in the Island Packet on December 12, 2010 as set forth in LMO (Land Management Ordinance) Sections 16-3-110 and 16-3-111.
- Notice of the Application was posted and mailed as set forth in LMO Sections 16-3-110 and 16-3-111.
- A letter was sent soliciting comments from the property owners' association as set forth in LMO 16-3-1502.
- A public hearing will be held on January 19, 2011 as set forth in LMO 16-3-1504A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1504.

Conclusion of Law:

- The application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO 16-3-110, 16-3-111, 16-3-1502 and 16-3-1504.

As set forth in Section 16-3-1505, Zoning Map Amendment Review Criteria, Planning Staff has based its recommendation on analysis of the following criteria:

Summary of Facts and Conclusions of Law:

Criteria 1: Consistency (or lack thereof) with the Comprehensive Plan (LMO Section 16-3-1505A):

Findings of Facts:

The Comprehensive Plan addresses this application in the following areas:

Land Use Element:

An Implication for Zoning Changes

Future land use decisions and requests for zoning changes will be determined using the background information contained in this plan as well as the future land use map, currently represented by the Town's Official Zoning Map.

Goal 8.1 – Existing Land Use

- A. The goal is to have an appropriate mix of land uses to meet the needs of the existing and future populations.

Goal 8.4 – Existing Zoning Allocation

- A. An appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town's high quality of life and should be considered when amending the Town's Official Zoning Map.

Goal 8.5 – Land Use Per Capita

- A. The goal is to have an appropriate mix and availability of land uses to meet the needs of existing and future populations.

Goal 8.10 – Zoning Changes

- A. The goal is to provide appropriate modifications to the zoning designations to meet market demands while maintaining the character of the Island.

Community Facilities Element:

An Implication for Town Acquired Property on the Island

As the number of Town-owned properties continues to increase careful consideration of future utility is important to long range planning efforts.

Implication for Communications on the Island

As technology improves, it is important for the Town to implement improvements that will help to enhance the services provided to Island residents and visitors.

Implication for Communications on the Island

The Town should continue to monitor available technologies for improvements to the Town’s communications system for emergency management purposes as well as economic development incentives.

Goal 6.4 – Town Acquired Property

- B. The goal is to assess the utility and character of Town acquired property.

Goal 6.7 – Communications

- A. The goal is to have effective communication services that minimize service interruptions on the Island that support emergency management as well as economic development applications.

Implementation Strategy 6.7 – Communications

- A. Communication improvements should be made to improve capacity for economic development (3G) and emergency management through cooperation with service providers.

Economic Development Element:

Potential Strategies with Implications for the Comprehensive Plan

Promotion of the Island as world class, but quiet, well-maintained, coastal Island resort community with hi-speed telecommunication capability, road, sea and air access that may lend itself to segments like consulting, some focused medical or medical/sporting research where it is possible to operate with remote capability (“telecommuting”) and also enjoy a rich Island lifestyle.

Some Key Implementation Strategies – 7.7

Encouragement should be given to upgrading electronic telecommunication capability on the Island to facilitate development of the telecommuting market segment. Far too many wireless “cold” spots exist and 3G (third generation) capability on the Island

(and higher as it evolves) is limited and spotty. A necessary element of the evolution of the Island's economy will be the need to embrace the upgrading of reliable wireless capability if the Island is to attract and retain the rapidly growing telecommuting community market segment. Best Management Practice communities, such as Aspen CO, provide excellent learning opportunities to adopt on the Island.

Conclusions of Law:

- Staff concludes that this application is consistent with the Comprehensive Plan, as set forth in LMO Section 16-3-1505A.
- The subject property is currently owned by the Town and developed as Fire Station 7. It is located in an area where additional telecommunication infrastructure is needed. This rezoning would provide an appropriate mix of land uses to meet the needs of the population and improve the quality of life on the Island.
- Increasing the land available for “Telecommunication Facilities” through this rezoning will help facilitate the construction of infrastructure needed to improve telecommunication services on the Island. This infrastructure is also needed for emergency management services.
- This rezoning will help to meet the market demands for improved cellular service, as well as meet the need for improved emergency management infrastructure, both of which help to improve the quality of life and desirability of the Island.

Summary of Facts and Conclusions of Law:

Criteria 2: Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood (LMO Section 16-3-1505B):

Findings of Facts:

- LMO Section 16-4-209 describes the purpose of the PD-1 zoning district: to recognize the existence of unique mixed use Planned Unit Developments within the Town.
- The present zoning of the property is PD-1, and according to the Indigo Run Master Plan, has assigned land uses of “Residential” and “Private & Semi-Private Recreation”.
- The application proposes to add “Telecommunications Facility” as a permitted use on the subject property.
- The uses in the vicinity are the Fire Station, single family residential, and the Cross Island Parkway.

Conclusion of Law:

- Staff concludes that the land use proposed by this amendment is compatible with the present zoning, the conforming uses of nearby property and with the character of the neighborhood as set forth in LMO Section 16-3-1505B because the area is currently comprised of a mix of uses.

Summary of Facts and Conclusions of Law:

Criteria 3: Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment (LMO Section 16-3-1505C):

Findings of Facts:

- LMO Section 16-4-209 describes the purpose of the PD-1 zoning district: to recognize the existence of unique mixed use Planned Unit Developments within the Town.
- There is currently a Fire Station located on the subject property.
- The application proposes to add “Telecommunications Facility” as a permitted use on the subject property.

Conclusion of Law:

- Staff concludes that the affected property is suitable for the use that would be permitted by the proposed rezoning as set forth in LMO Section 16-3-1505C because a Telecommunications Facility is compatible with a Fire Station since they are similar uses that are classified as Public and Civic uses in LMO Section 16-4-1212.

Summary of Facts and Conclusions of Law:

Criteria 4: Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment (LMO Section 16-3-1505D):

Finding of Fact:

- LMO Section 16-4-209 describes the purpose of the PD-1 zoning district: to recognize the existence of unique mixed use Planned Unit Developments within the Town.
- The present zoning of the property is PD-1, and according to the Indigo Run Master Plan, has assigned land uses of “Residential” and “Private & Semi-Private Recreation”.

Conclusion of Law:

- Staff concludes that the affected property is suitable for the uses permitted by the PD-1 zoning district as set forth in LMO Section 16-3-1505D because there is an existing Fire Station currently on the property, which is a permitted use according to the Indigo Run Master Plan.

Summary of Facts and Conclusions of Law:

Criteria 5: Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment (LMO Section 16-3-1505E):

Finding of Fact:

- The proposed Telecommunications Facility could potentially be a revenue generating use but will be neutral as to whether it makes the property more marketable as it is publicly owned land.

Conclusion of Law:

- Staff concludes that the proposed application does not affect the marketability of the property as set forth in LMO Section 16-3-1505E.

Summary of Facts and Conclusions of Law:

Criteria 6: Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use (LMO Section 16-3-1505F):

Findings of Facts:

- The subject property has adequate water, sewer and stormwater facilities servicing the property.
- The proposed Telecommunications Facility will not require any new water, sewer or stormwater facilities.

Conclusion of Law:

- Staff concludes that the property has available water, sewer and stormwater facilities as set forth in LMO Section 16-3-1505F; however the proposed use would not require these services.

LMO Official Determination

Determination: Staff determines that this application is consistent with the Comprehensive Plan and does serve to carry out the purposes of the LMO as based on the Findings of Fact and Conclusions of Law detailed in this report.

Note: If the proposed amendment is approved by Town Council, such action shall be by ordinance to amend the Official Zoning Map. If it is denied by Town Council, such action shall be by resolution.

PREPARED BY:

N.D.

Nicole Dixon
Senior Planner

January 6, 2011

DATE

REVIEWED BY:

TBL

Teri B. Lewis, AICP
LMO Official

January 6, 2011

DATE

REVIEWED BY:

JL

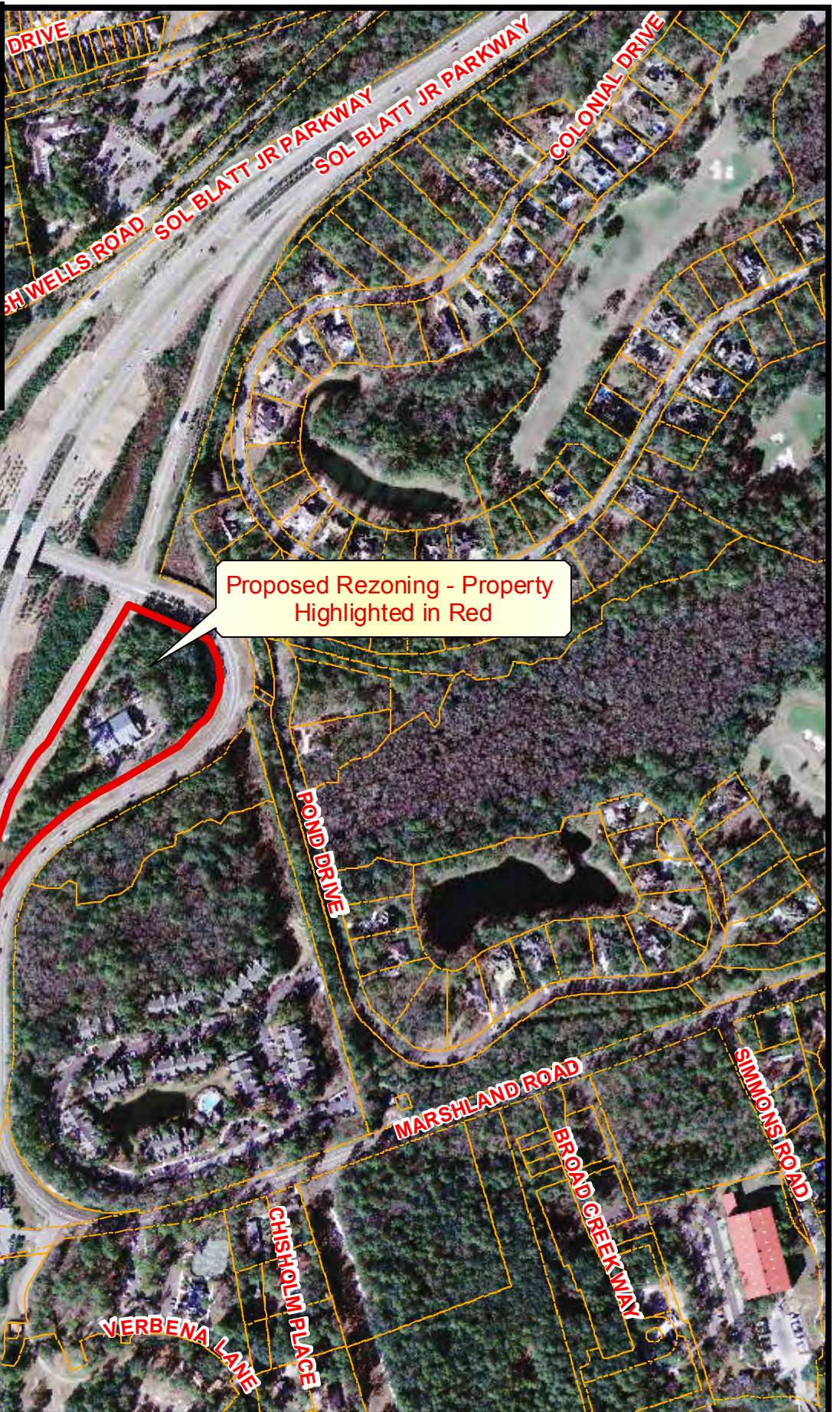
Jayne Lopko, AICP
*Senior Planner & Planning Commission Board
Coordinator*

January 6, 2011

DATE

ATTACHMENTS:

- A) Vicinity Map
- B) Zoning Map
- C) Applicant's Narrative
- D) Proposed Plans



Proposed Rezoning - Property Highlighted in Red

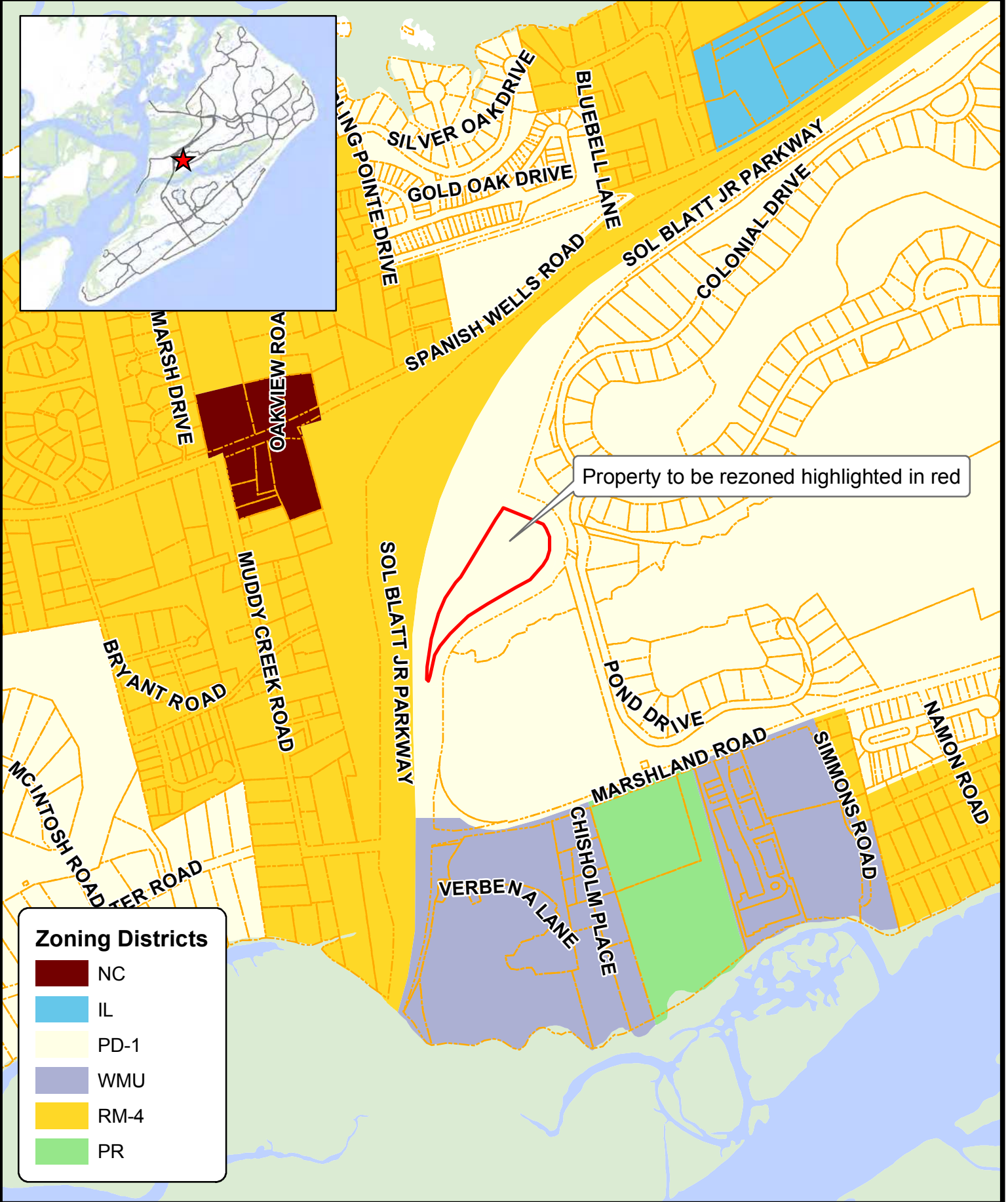


TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-6000

Town of Hilton Head Island
ATTACHMENT A
Vicinity Map



This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.



Property to be rezoned highlighted in red

Zoning Districts

- NC
- IL
- PD-1
- WMU
- RM-4
- PR





November 15, 2010

Teri B, Lewis, AICP
LMO Official
Community Development Department
One Town Center Court
Hilton Head Island, South Carolina 29928

RE: A narrative explains the rezoning request.

Dear Ms. Lewis,

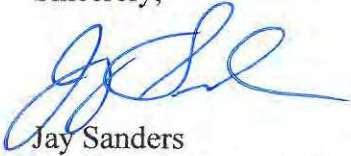
This letter is a narrative explaining the reason(s) for the rezoning request and how the request meets the criteria of the LMO Section 16-3-1505.

- A. Consistency (or lack thereof) with the Comprehensive Plan.** The request that is being made ties in with section 6.7 addressing Communication on Hilton Head Island of the Comprehensive Plan. The approval of the rezoning for a cell tower will improve cell phone and E911 coverage. The Comprehensive Plan refers to these areas as “cold” spots, and this will improve a cold spot area.
- B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.** The cell tower will be located at Fire Station #7. It will be located in a wooded area that will provide a natural screening buffer. The tower setbacks will conform to the required setbacks of the property.
- C. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment.** The property would not be affected by the proposed cell tower but it would affect the cell phone and E911 coverage in a positive way to the property and surrounding area.
- D. Suitability of the property affected by the amendment for the uses permitted by the district applicable to the property at the time of the proposed amendment.** The property that we have proposed to put the cell tower on is currently used for a Fire Station. This location is the most suitable location in the area for the proposed use.

ATTACHMENT C

- E. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment.** Currently the zoning does not allow for cell towers. The rezoning would allow for a cell tower to be built and would provide cell phone and E911 coverage to the area that is currently considered a “cold” spot.
- F. Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use.** Not applicable.

Sincerely,



Jay Sanders
Agent for American Tower

LINE/CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
L1	54.59'		S03°00'46"E	
L2	46.18'		S80°52'17"W	
L3	19.04'		N44°23'01"W	
L4	14.12'		N33°31'23"W	
L5	68.33'		N58°20'09"E	
L6	87.55'		S03°09'40"W	
C1	24.38'	40.00'	S14°18'10"E	24.01'
C2	62.29'	40.00'	S12°56'32"W	96.18'
L7	91.37'		S57°27'05"W	
C3	52.94'	40.00'	S19°32'10"W	49.16'
L8	11.41'		S18°22'45"E	



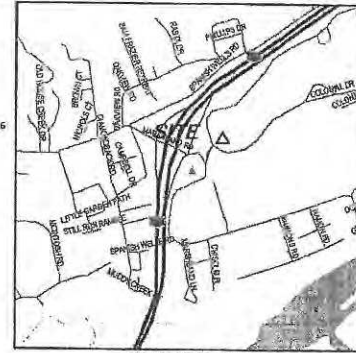
- LEGEND**
- POI POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PS IRON PIV SET
 - RFI IRON PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - LP LIGHT POLE
 - TP FLAG POLE
 - SMW SCHEDULE 40 STEEL MANHOLE
 - SMH STORM DRAIN MANHOLE
 - INSH INSURE
 - FI FIRE FRONT
 - EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - GC GROUND COVER
 - TV TOP OF WALL
 - OB BOTTOM OF WELL
 - CU CURB TOP UTILITY
 - UE UNDERGROUND UTILITY
 - CMF CORRUGATED METAL PIPE
 - RCF REINFORCED CONCRETE PIPE
 - PCV POLYETHYLENE CHLORIDE PIPE
 - CV CLAY PIPE ANCHOR
 - TR TRANSFORMER
 - JB JUNCTION BOX
 - SWR SINGLE WIND CATCH BASIN
 - CSH CHAINABLE RAIN CATCH BASIN
 - CLF CHAIN LINK FENCE
 - WV WATER VALVE
 - WM WATER METER
 - CS SPREAD CLAY PATCH
 - GV GULL VALVE
 - HW HIGHWAY DIMENSION
 - BI BRIDGE
 - IP IRON PIPE

SEE SITE DETAILS ON SHEET 2 OF 3



SUBJECT PROPERTY

OWNER: TOWN OF HILTON HEAD, SC
 SITE ADDRESS: 1001 MARSHLAND ROAD, HILTON HEAD ISLAND, SC 29926
 PARCEL ID: R516-011-000-0276-0000
 AREA: 3.5 ACRES±
 ZONED: PD-1 (PLANNED UNIT DEVELOPMENT)
 REFERENCE: DEED BOOK 123 PAGE 141 AND A UTILITY AS-BUILT PREPARED BY SURVEYING SERVICES INC. DATED 07/14/2003



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF AMERICAN TOWER CORPORATION AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EVIDENT OR EVIDENCE IN THE FUTURE TRANSFER OF THE SUBJECT PROPERTY NOR ANY FORM OR PERIOD THEREOF. NO BOUNDARY SURVEY WAS PERFORMED.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREOF.
- EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TOTAL STATION 1103
- THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.
- THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.
- THE 2' CONTOURS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 83 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.
- DEARNESS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON GRID NORTH 114D 653.
- THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA FLOOD ZONE "A-1" - BASE FLOOD ELEVATION: 14.07 AS PER F.I.R.M. COMMUNITY PANEL NO. 4502500007D DATED 09-29-1996.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN USE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY SPECIFIED THEREIN.
 THIS SURVEY IS NOT FOR RECORDATION PURPOSES.



NO.	DATE	REVISION

POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:



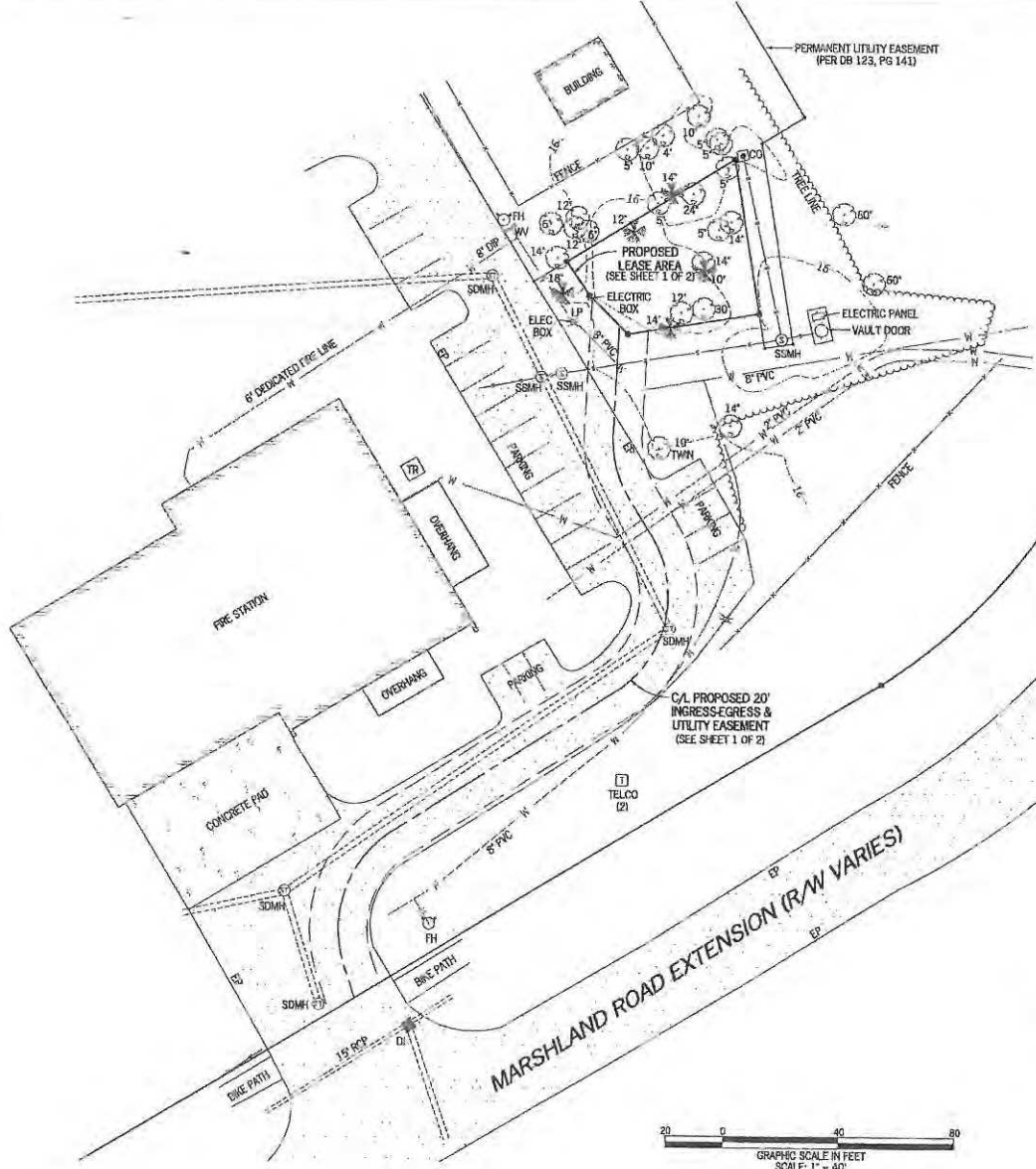
AMERICAN TOWER CORPORATION
 "HH 16"
 SITE NO. 410-415
 HILTON HEAD ISLAND
 BEAUFORT COUNTY
 SOUTH CAROLINA

DRAWN BY: NRV SHEET: 1 OF 3
 CHECKED BY: MW
 APPROVED: C. INER
 DATE: 5 OCTOBER, 2010
 P2P JOB #: 2010.380

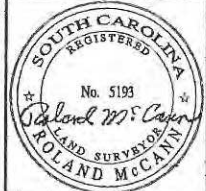
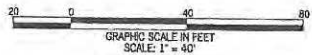


SITE INFORMATION

PROPOSED LEASE AREA = 2,403 SQUARE FEET (0.0552 ACRES)
 LATITUDE = 32°11'28.0" (NAD 83)
 AT CENTER OF PROPOSED LEASE AREA
 LONGITUDE = 80°45'48.2" (NAD 83)
 ELEVATION AT CENTER OF PROPOSED LEASE AREA = 16' A.M.S.L.



- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - RFI IRON PIN SET
 - RFI IRON PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - LP LIGHT POLE
 - FP FLAG POLE
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - BNY BENCH
 - PH FIRE HYDRANT
 - CP COLE OF PRESENT
 - TC TOP OF CURB
 - BC BACK OF CURB
 - TM TOP OF MALL
 - BM BOTTOM OF MALL
 - OU OVERHEAD UTILITY
 - US UNDERGROUND UTILITY
 - CMF CORRUGATED METAL PIPE
 - RCF REINFORCED CONCRETE PIPE
 - FCF FIBER OPTIC CONDUIT PIPE
 - GV GAS VALVE ANCHOR
 - TR TRANSFORMER
 - JB JUNCTION BOX
 - OWB OIL/WATER COLLECTION BASIN
 - OWCB OIL/WATER CATCH BASIN
 - CLF CHAIN LINK FENCE
 - WV WATER VALVE
 - WV WATER VALVE
 - WC WATER CLEANOUT
 - GV GAS VALVE
 - NV NAIL VALVE
 - BI ICE BRIDGE
 - IP ICE BRIDGE POLE



NO.	DATE	REVISION

EASEMENT SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:



"Hill 16"
 SITE NO. 410-415
 HILTON HEAD ISLAND
 BEAUFORT COUNTY
 SOUTH CAROLINA

DRAWN BY: NRV
 CHECKED BY: MM
 APPROVED: C. INER
 DATE: 5 OCTOBER, 2010
 P2P JOB #: 2010.380

SHEET: **2**
 OF 3

LEGAL DESCRIPTION SHEET

PROPOSED LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTERLINE INTERSECTION OF THE CROSS ISLAND EXPRESSWAY NORTHBOUND EXIT ROAD AND MARSHLAND ROAD EXTENSION, SAID POINT HAVING A SOUTH CAROLINA STATE PLANES COORDINATE VALUE OF N=130609.84, E=2073105.17; THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG A TIE LINE, SOUTH 22°22'01" EAST, 323.63 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 09°00'46" EAST, 54.59 FEET TO A POINT; THENCE, SOUTH 80°52'17" WEST, 46.18 FEET TO A POINT; THENCE, NORTH 44°23'01" WEST, 19.04 FEET TO A POINT; THENCE, NORTH 33°31'23" WEST, 14.12 FEET TO A POINT; THENCE, NORTH 58°20'09" EAST, 68.33 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0552 ACRES (2,403 SQUARE FEET), MORE OR LESS.

PROPOSED 20' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A PROPOSED 20-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT LYING AND BEING IN THE HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTERLINE INTERSECTION OF THE CROSS ISLAND EXPRESSWAY NORTHBOUND EXIT ROAD AND MARSHLAND ROAD EXTENSION, SAID POINT HAVING A SOUTH CAROLINA STATE PLANES COORDINATE VALUE OF N=130609.84, E=2073105.17; THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG A TIE LINE, SOUTH 22°22'01" EAST, 323.63 FEET TO A POINT; THENCE, SOUTH 09°00'46" EAST, 54.59 FEET TO A POINT; THENCE, SOUTH 80°52'17" WEST, 46.18 FEET TO A POINT; THENCE, NORTH 44°23'01" WEST, 4.10 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 03°09'40" WEST, 37.55 FEET TO A POINT; THENCE, 24.38 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 14°18'10" EAST, 24.01 FEET TO A POINT; THENCE, SOUTH 31°46'00" EAST, 14.20 FEET TO A POINT; THENCE, 62.29 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 12°50'32" WEST, 56.18 FEET TO A POINT; THENCE, SOUTH 57°22'05" WEST, 31.37 FEET TO A POINT; THENCE, 52.94 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 19°32'10" WEST, 49.16 FEET TO A POINT; THENCE, SOUTH 18°22'48" EAST, 11.41 FEET TO THE ENDING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MARSHLAND ROAD EXTENSION.



NO.	DATE	REVISION

EASEMENT SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:



AMERICAN TOWER CORPORATION

"HH 16"

SITE NO. 410-415

HILTON HEAD ISLAND
 BEAUFORT COUNTY
 SOUTH CAROLINA

DRAWN BY: NRW SHEET:
 CHECKED BY: MW
 APPROVED: C. INER
 DATE: 5 OCTOBER, 2010
 P2P JOB #: 2010-380

3
 OF 3