

Correspondence





CORRESPONDENCE



A.1 Agency Scoping

TALBERT, BRIGHT & ELLINGTON *Engineering & Planning Consultants*

April 26, 2019

«Name»
«Address»

SUBJECT: Hilton Head Island Airport, South Carolina
Commercial Service Terminal Area Expansion

Dear «Name»:

Beaufort County, in cooperation with the South Carolina Aeronautics Commission (SCAC) and Federal Aviation Administration (FAA), is proposing to expand the commercial service terminal and commercial service aircraft parking apron at the Hilton Head Island Airport (HXD), as well as strengthen Runway 03/21 from 75,000 pounds to 90,000 pounds to accommodate the commercial service aircraft currently providing service to the community. This project will include the purchase of five properties to the south of the commercial service terminal area, as well as the relocation of ten businesses.

Hilton Head Island Airport has recently received exciting and great news that not only was United Airlines starting service in March 2019 (announced mid-October 2018), but also Delta Air Lines will be starting service in May 2019 (announced January 9, 2019). American Airlines announced in early November 2018, weekend service to Washington starting May 4, 2019. This exciting and great news, however, comes with demands that will exceed the capabilities of certain parts of the HXD existing terminal building and aircraft ramp area as it relates to ground support equipment (GSE) operations, transit, and parking.

The increase in commercial air service will result in a change from three daily flights to Charlotte, NC using E-175 regional jet aircraft to:

- American (year-round): 3 daily flights to CLT, 2 weekly flights to DCA (E-175 regional jet)
- United Airlines (seasonal April to mid-September): 2 daily flights to IAD, 2 weekly flights to ORD, and 1 weekly flight to EWR (E-175 regional jet)
- Delta Air Lines (year-round): 3 daily flights to ATL, 1 weekly flight to LGA (E-170 regional jet)

In 2017, the last full year of commercial turboprop (Dash 8) air service to Hilton Head Island, the enplanements numbered 26,220. Estimates for the newly expanded service on an annual basis is approximately 130,000. This increase in service developed very quickly following the completion of the runway extension project and the transition by American Airlines to the E-175 regional jets. HXD is focused on ensuring safe and efficient operations in order to best fulfill its role in the transportation network.

2000 Park Street, Suite #101

Columbia, Sc 29201
Charlotte, NC Columbia, SC

Tel: 803.933.9290



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

«Name»
April 26, 2019
Page 2

Hilton Head Island (the Island) has developed into a nationally and internationally known resort and retirement community. Located at the southern end of coastal South Carolina in Beaufort County, the appeal of the Island to retirees, visitors, and permanent residents is a temperate climate, environmental sensitivity to preserve natural attractiveness, and high-quality amenities and infrastructure. The Island has a relaxed, small-town feel with an evolving economic structure where the resources of wealth (residents, second homes, and visitors) are balanced with a growing private service and retail sector. The Hilton Head Island Airport is situated on the northeastern end of the Island. The Airport is owned and operated by Beaufort County and provides commercial air service and general aviation service to Beaufort County and the Lowcountry of South Carolina.

It is the objective of Beaufort County to not only avoid and minimize adverse environmental impacts, but also to pursue measures to enhance environmental quality in a manner consistent with the FAA's principle mission to provide for the safety of aircraft operations. Overall, various short- and long-term design, economic, and environmental implications were considered in the development and evaluation of the development alternatives, including:

- Compliance with FAA airport standards (without modifications)
- Overall airfield design attributes to satisfy aeronautical demand
- Potential environmental impacts
- Overall compatibility with existing and proposed on- and off-airport land use
- Potential construction and project development costs
- Ability to maximize economic potential of HXD and obtain self-sufficiency

The environmental documentation will be prepared in accordance with the developed in accordance with the accordance with the National Environmental Policy Act of 1969 (NEPA), Council on Environmental Quality (CEQ), *FAA Order 5050.4B National Environmental Policy Act (NEPA) Implementing Instructions for Airport Actions* (April 28, 2006), *FAA Order 1050.1F Environmental Impacts: Policies and Procedures* (July 16, 2015), and *1050.1F Desk Reference* (July 2015). Agency comments and formal input received during the environmental process will be used to evaluate the proposed actions planned for the Hilton Head Island Airport. Public review and input will be conducted through a series of draft reports and scheduled meetings.

We respectfully request that you provide written or interim comments within 30 days of receipt of this letter. Your participation in the scoping process is greatly appreciated. For further information please contact:

Mr. Jon Rembold
Airport Director
Hilton Head Island Airport
120 Beach City Road
Hilton Head Island, SC 29926

Ms. Judy Elder
Project Manager
Talbert, Bright & Ellington, Inc.
2000 Park Street, Suite 101
Columbia, SC 29201



HILTON HEAD ISLAND AIRPORT
Terminal Area Improvements Environmental Assessment

«Name»
April 26, 2019
Page 3

(843) 255-2950

(803) 933-9290

Sincerely,

Judy Elder
Project Manager

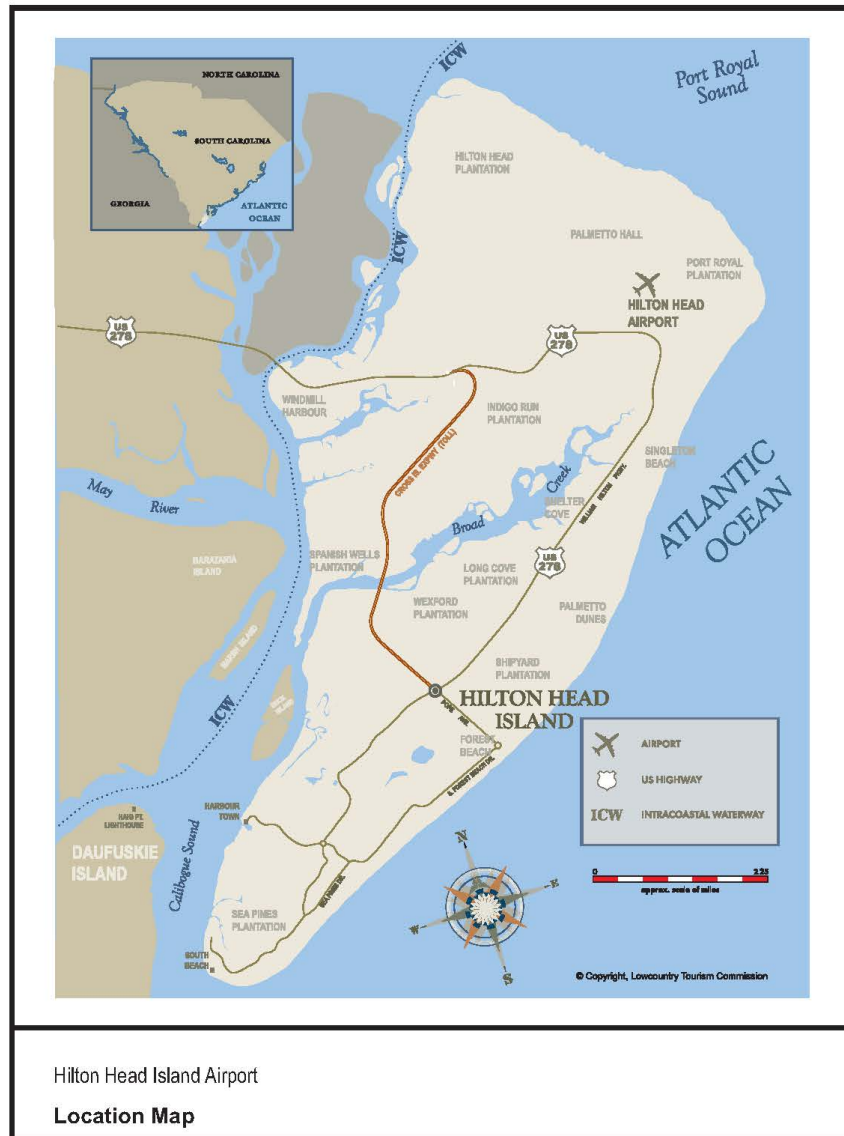
Attachments

cc: Mr. Jon Rembold, Hilton Head Island Airport
Mr. Kyle Cody, FAA
Ms. Felicia Reeves, FAA
Mr. Gary Siegfried, SCAC



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

«Name»
April 26, 2019
Page 4





HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

«Name»
April 26, 2019
Page 5





SCOPING LETTER MAILING LIST

Senator Timothy E. Scott
2500 City Hall Lane
3rd Floor Suite
North Charleston, SC 29406

Senator Lindsey O. Graham
530 Johnnie Dodds Boulevard, Suite 202
Mt. Pleasant, SC 29464

Congressman Joe Cunningham
District 1
710 Boundary Street, Suite 1D
Beaufort, SC 29902

Senator Tom Davis
District 46
604 Gressette Building
Columbia, SC 29202

Representative Jeffrey A. Bradley
District 123
306B Blatt Building
Columbia, SC 29201

Mr. Hugh Weathers
Commissioner
South Carolina Department of Agriculture
P.O. Box 11280
Columbia, SC 29211

Mr. Keith M. Derting
Archaeological Site File Manager
University of South Carolina
South Carolina Institute of Archaeology and
Anthropology
1321 Pendleton Street
Columbia, SC 29208-0071

Ms. Elizabeth Johnson
Deputy State Historic Preservation Officer
South Carolina Department of Archives and
History
8301 Parklane Road
Columbia, SC 29223

Ms. Sabina P. Graham
Executive Director
Lowcountry Council of Governments
634 Campground Road
Yemassee, SC 29945

Ms. Rhonda Banks Thompson
Chief, Bureau of Air Quality
South Carolina Department of Health and
Environmental Control
2600 Bull Street
Columbia, SC 29201

Mr. Blair Williams
Bureau of Ocean and Coastal Resource
Management
South Carolina Department of Health and
Environmental Control
1362 McMillan Avenue, Suite 400
Charleston, SC 29405

Ms. Toni Nance
Director of Governmental Affairs
South Carolina Department of Parks,
Recreation and Tourism
1205 Pendleton Street, Room 505
Columbia, SC 29201

Mr. Travis Hughes
Regulatory Division Chief
U.S. Army Corps of Engineers
Charleston District
69A Hagood Avenue
Charleston, SC 29403

Ms. Lorianne Riffin
Environmental Program Director
South Carolina Department of Natural
Resources
P.O. Box 167
Columbia, SC 29202



HILTON HEAD ISLAND AIRPORT

Terminal Area Improvements Environmental Assessment

Mr. Tom McCoy
Field Supervisor
U.S. Fish and Wildlife Service
176 Croghan Spur Road, Suite 200
Charleston, SC 29407

Mr. Douglas Kinard
Director, Water Quality Division
Bureau of Water
South Carolina Department of Health and
Environmental Control
2600 Bull Street
Columbia, SC 29201

Ms. Jeananne Gettle
Director, Water Protection Division
U.S. Environmental Protection Agency,
Region IV
Sam Nunn Atlanta Federal Center
61 Forsyth Street SW
Atlanta, GA 30303

Mr. Calvin Bailey
Coastal Region Forester
South Carolina Forestry Commission
413 Sidneys Road
Walterboro, SC 29488

Ms. Kamara Holmes
State Soil Scientist
USDA-NRCS State Office
Strom Thurmond Federal Building
1835 Assembly Street, Room 950
Columbia, SC 29201

Mr. Bob Swithers
District Manager Southeastern States
Bureau of Land Management
U.S. Department of the Interior
273 Market Street
Flowood, MS 39232

Ms. Holly Weyers
Regional Director
Southeast Region
U.S. Geological Survey

3850 Holcomb Bridge Road, Suite 160
Norcross, GA 30092

Mr. Bob Vogel
Regional Director
Southeast Region
National Park Service
100 Alabama Street SW
1924 Building
Atlanta, GA 30303

Ms. Lynne D. Garner
Manager
Bureau of Land and Waste Management
South Carolina Department of Health and
Environmental Control
2600 Bull Street
Columbia, SC 29201

Dr. Roy E. Crabtree
Regional Administrator
National Marine Fisheries Service
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL, 33701

Eastern Regional Office
Bureau of Indian Affairs
U.S. Department of the Interior
545 Marriott Drive, Suite 700
Nashville, TN 37214

State Clearinghouse for Intergovernmental
Review
1205 Pendleton Street
Edgar A. Brown Building, Suite 529
Columbia, SC 29201

Mr. Shawn Colin
Director of Community Development
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

Mr. Eric Greenway, AICP
Community Development Director
Beaufort County
100 Ribaut Road, Room 115
County Administration Building
Beaufort, SC 29901



United States Department of the Interior

FISH AND WILDLIFE SERVICE

176 Croghan Spur Road, Suite 200
Charleston, South Carolina 29407



U.S. Fish and Wildlife Service Clearance Letter for Species and Habitat Assessments

The U.S. Fish and Wildlife Service (Service) is one of two lead Federal Agencies mandated with the protection and conservation of Federal trust resources, including threatened and endangered (T&E) species and designated critical habitat as listed under the Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq.*) (ESA). Development of lands in South Carolina have the potential to impact federally protected species. Accordingly, obligations under the ESA, National Environmental Policy Act (NEPA), Clean Water Act (CWA), Federal Power Act (FPA), and other laws, require project proponents to perform an environmental impact review prior to performing work on the site. These projects may include a wide variety of activities including, but not limited to, residential or commercial developments, energy production, power transmission, transportation, infrastructure repair, maintenance, or reconstruction of existing facilities on previously developed land.

Project applicants, or their designated representatives, may perform initial species assessments in advance of specific development proposals to determine the presence of T&E species and designated critical habitat that are protected under the ESA. These reviews are purposely speculative and do not include specific project or site development plans. Many of these speculative proposals are for previously developed or disturbed lands such as pasture lands, agricultural fields, or abandoned industrial facilities. Due to historical uses and existing conditions, these sites often do not contain suitable habitat to support T&E species. Therefore, an assessment may conclude that any future development of the site would have no effect to T&E species or adversely modify designated critical habitat. If the applicant, or their designee, determines there is no effect or impact to federally protected species or designated critical habitat, no further action is required under the ESA.

Clearance to Proceed

For all sites with potential projects that have no effect or impact upon federally protected species or designated critical habitat, no further coordination with the Service is necessary at this time. This letter may be downloaded and serve as the Service's concurrence or agreement to the conclusions of the species assessment. Due to obligations under the ESA potential impacts must be reconsidered if: (1) new information reveals impacts of this identified action may affect any listed species or critical habitat in a manner not previously considered; (2) this action is subsequently modified in a manner which was not considered in this assessment; or (3) a new species is listed or critical habitat is designated that may be affected by the identified action.

Please note this Clearance Letter applies only to assessments in South Carolina but may not be used to satisfy section 7 requirements for projects that have already been completed or currently under construction.



If suitable habitat for T&E species or designated critical habitat occurs on, or nearby, the project site, a determination of no effect/impact may not be appropriate. In these cases, direct consultation requests with the Service should be initiated. Additional coordination with the Service may also be required if the potential project requires an evaluation under another resource law such as, but not limited to, NEPA, CWA, FPA, and the Coastal Zone Management Act.

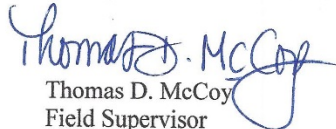
Northern Long-eared Bat Consideration

The Service issued a nationwide programmatic biological opinion (PBO) for the northern long-eared bat (*Myotis septentrionalis*, NLEB) on January 5, 2016. The PBO was issued pursuant to section 7(a)(2) of the ESA to address impacts that Federal actions may have on this species. In addition, the Service published a final 4(d) rule on January 14, 2016, which details special consultation provisions for Federal actions that may affect the NLEB. Briefly, the PBO and the 4(d) rule allow for "incidental" take of the NLEB throughout its range under certain conditions. Take is defined in section 3 of the ESA as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct. Further, incidental take is defined as take that results from, but is not the purpose of, carrying out an otherwise lawful activity. Under the PBO and 4(d) rule, all incidental take of the NLEB is exempted from the ESA's take prohibitions under certain conditions. However, incidental take is prohibited within one quarter mile from known hibernacula and winter roost, or within 150 feet from a known maternity roost tree during the months of June and July.

In consideration of known hibernacula, winter roosts, and maternity roost tree locations in South Carolina, this letter hereby offers blanket concurrence for a may affect, but is not likely to adversely affect determination for the NLEB if the proposed work occurs more than one quarter mile from known hibernacula, winter roosts, or is further than 150 feet from a known maternity roost trees. If an activity falls within one-quarter mile of hibernacula or winter roost or within 150 feet of a maternity roost tree additional consultation with the Service will be required. As a conservation measure for all projects it is recommended that all tree clearing activities be conducted during the NLEB inactive season of November 15th to March 31st of any given year.

The Service appreciates your cooperation in the protection of federally listed species and their habitats in South Carolina.

Sincerely,


Thomas D. McCoy
Field Supervisor



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment



United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Eastern States
Southeastern States District Office
273 Market Street
Flowood, Mississippi 39232
www.blm.gov/eastern-states



IN REPLY REFER TO:
9113 (020) HS

May 7, 2019

Ms. Judy Elder
Project Manager
Talbert, Bright & Ellington, Inc.
2000 Park Street, Suite 101
Columbia, SC 29201
Re: Hilton Head Island Airport, South Carolina, Commercial Service Terminal Area Expansion

Dear Ms. Elder:

We have reviewed the proposal to expand the commercial service terminal and the commercial service parking apron at Hilton Head Island Airport (HXD), as well as strengthen Runway 3/21 to accommodate commercial service aircraft. The Bureau of Land Management (BLM) offers the following comments.

There is no conflict apparent between the BLM's interest and this project. The BLM has no public domain (PD) surface land holdings that will be affected on or near the proposed project Site. Likewise, the BLM holds no subsurface mineral rights on or near the proposed project site.

We appreciate the opportunity to comment on the proposed project. Please contact our office (Minerals Division) at 601.919.4650 if you have further questions.

Sincerely,

Lance R. Brady
Associate District Manager



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment



May 2, 2019

Judy Elder
Project Manager
Talbert, Bright & Ellington, Inc.
2000 Park Street, Suite 101
Columbia, SC 29201

Re: Beaufort County, Hilton Head Island Airport, Commercial Service Terminal Area
Expansion

Dear Ms. Elder:

On April 30, 2019, we received your letter dated April 25, 2019, about the expansion of the commercial service terminal and commercial service aircraft parking apron, and runway improvements at the Hilton Head Island Airport (HXD) in Beaufort County, SC. *Based on the information provided, I am responding on behalf of the South Carolina Department of Health and Environmental Control, Bureau of Air Quality (Bureau).* Please send all future inquiries to my attention.

The Bureau is tasked with implementing the Federal Clean Air Act (1990, as amended) in the State of South Carolina. The Bureau is required to ensure compliance with the National Ambient Air Quality Standards (NAAQS) for criteria pollutants. Currently two criteria pollutants are of particular concern in South Carolina:

- o **Ozone** – The 2015 8-hour primary and secondary standards of 70 parts per billion (ppb) were finalized on October 26, 2015. The area represented in this proposal is currently meeting the 2015 ozone standards.
- o **Particulate Matter 2.5** (Particulates 2.5 microns in size and smaller) – The 2012 standard for maximum daily concentration is set at 35 micrograms per cubic meter. The 2012 standard for the maximum annual concentration is set at 12 micrograms per cubic meter. The area represented in this proposal is meeting the 2012 particulate matter 2.5 standards.

South Carolina is currently attaining all of the NAAQS. Maintaining favorable air quality by keeping emissions at a minimum will help prevent a nonattainment designation. If a project is located in a nonattainment area, it may be subject to prescriptive requirements such as Transportation Conformity or air quality modeling.

S.C. Department of Health and Environmental Control
2600 Bull Street, Columbia, SC 29201 (803) 898-3432 www.scdhec.gov



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

An asbestos survey and project license may be required prior to any demolition activities such as deconstruction of a building or removal of structures in the right-of-way of a road project. If you have any questions regarding asbestos regulatory applicability you may contact Marc McKenna (with the Bureau's Asbestos Section) at (803) 898-4270 or mckenmt@dhec.sc.gov.

All necessary environmental permits for the subject project must be obtained in accordance with applicable state and federal regulations. If you have not already done so, please contact the Bureau of Water at (803) 898-4300 and the Bureau of Land and Waste Management at (803) 898-2000 for input regarding those program areas' assessments of this proposed project.

Emissions from diesel equipment are regulated by federal standards. The Bureau would like to offer the following suggestions on how this project can help us stay in compliance with the NAAQS. More importantly, these strategies are beneficial to the health of citizens of South Carolina.

- Utilize alternatively fueled equipment.
- Utilize emission controls applicable to your equipment.
- Reduce idling time on equipment.
- Fugitive dust emissions should be minimized through good operating practices.

The Bureau can provide model clean construction contract language. A vendor may need to retrofit, repower or replace older and more polluting diesel construction equipment in order to satisfy clean construction requirements. These types of projects can be financed with Congestion Mitigation and Air Quality (CMAQ) funds, and are in fact a high priority for CMAQ funding. Please contact our office if assistance is needed.

Thank you for the opportunity to comment on this project. Should you have any further questions or comments concerning this matter, please do not hesitate to contact me at (803) 898-4122 or at robertln@dhec.sc.gov.

Sincerely,



L. Nelson Roberts, Jr., Manager
Air Initiatives and Mobile Sources Section
Bureau of Air Quality

cc: Kelsey Timmerman, BEHS Beaufort Office, timmerka@dhec.sc.gov



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment



May 1, 2019

Ms. Judy Elder, Project Manager
Talbert, Bright & Ellington
2000 Park Street, Suite #101
Columbia, South Carolina 29201

Re: Hilton Head Island Airport, South Carolina
Commercial Service Terminal Area Expansion

Dear Ms. Elder:

The South Carolina Department of Health and Environmental Control's (SCDHEC) Bureau of Water has received your request for a review of the above project. Our Bureau protects water quality through implementation of its regulations. SCDHEC has no objections to the proposed project provided that all work taking place is in compliance with section 404/401 Clean Water Act regulations.

Please be advised that if any of the following occur other permits will be required for the continuation of the project.

Any non-point discharges into a stream or river from construction areas of one acre or more will require a Bureau administered Stormwater Management and Sediment Control Permit. Construction areas of one acre or more will also be subject to NPDES Stormwater permit regulations.

Any placement of fill material or dredging in waters of the State, including jurisdictional wetlands, will require a Bureau administered Section 401 Certification and an Army Corps of Engineers administered Section 404 Permit. When evaluating application for fill in wetlands, demonstration of avoidance and minimization of wetland impacts and mitigation of unavoidable wetland impacts provides assurances that impacts have been lessened to the extent possible and that water quality standards will be upheld. Documentation of these measures will be required.

Thank you for the opportunity to review this project and provide comments. If any question arises please contact Annette Brown at (803) 898-4077.

Sincerely,

Annette Brown
Bureau of Water

S.C. Department of Health and Environmental Control
2600 Bull Street, Columbia, SC 29201 (803) 898-3432 www.scdhec.gov



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

Judy Elder

From: SAC.RD.Charleston <SAC.RD.Charleston@usace.army.mil>
Sent: Friday, May 3, 2019 7:44 AM
To: Judy Elder
Cc: Sanders, Tracy D CIV USARMY CESAC (US)
Subject: SAC-2019-00731 (HDX Terminal Expansion)

Dear Judy Elder,

The Charleston District Regulatory Office has received your application.

SAC Number: SAC-2019-00731
Applicant: Hilton Head Airport c/o Jon Rembold
Project: HDX Terminal Expansion
Project Manager: Tracy Sanders (cc'd)

Direct all future inquiries to your Project Manager by email or at (843) 329-8190.

Additional information about the Charleston District Regulatory Program and Public Notice postings can be found on our web site at <http://www.sac.usace.army.mil/Missions/Regulatory/Permitting-Process/>

U.S. Army Corps of Engineers
Regulatory Division
Charleston District



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment



United States Department of Agriculture

May 3rd, 2019

Ms. Judy Elder
Project Manager
Talbert, Bright & Ellington, Inc.
2000 Park Street, Suite 101
Columbia, SC 29201

Dear Ms. Elder,

The project listed below is in an area already in urban development or is in existing right-of-ways. As a result, there is no significant impact on Prime or Statewide Important Farmlands.

Hilton Head Island Airport Terminal Area Expansion
Hilton Head Island Airport
120 Beach City Road
Hilton Head Island, SC 29926

For future reference, NRCS policy and procedures on prime and unique farmlands are published in the Code of Federal Regulations 7CFR657. The website is:
http://www.access.gpo.gov/nara/cfr/waisidx_00/7cfr657_00.html. Detailed information can be found in Section 657.5 on this website.

If you have any questions, please call me at 803.253.3723 or email George.sullivan@usda.gov

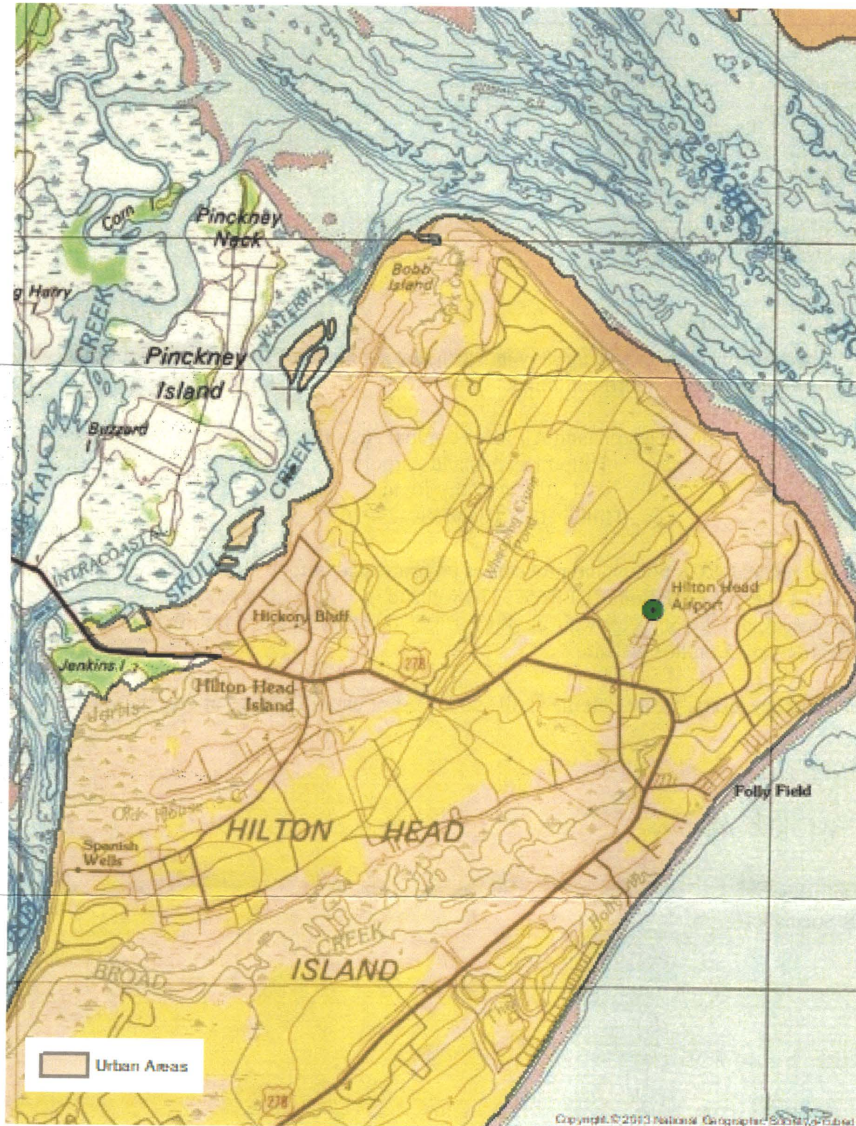
Sincerely,

George Sullivan
State GIS Specialist

Natural Resources Conservation Service
1835 Assembly Street, Room 950
Columbia, South Carolina 29201
(803) 253-3935
Fax: (855) 565-9308
Helping People Help the Land
An Equal Opportunity Provider and Employer



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment





Judy Elder

From: Mark Caldwell <mark_caldwell@fws.gov>
Sent: Monday, May 6, 2019 8:40 AM
To: Judy Elder
Subject: Hilton Head Island Airport Terminal Expansion, Beaufort County, SC
Attachments: 20190425_itr_TBE_SCFO_HHI_airport_Beaufort.pdf

Ms. Elder,

The Service has reviewed your request for our comments on proposed expansion of the Hilton Head Island Airport (attached). We offer no objections to the project at this time. You may visit our website www.fws.gov/charleston/regulatory.html and download the Species and Habitat Assessment Clearance letter to serve as our comments regarding the Endangered Species Act of 1973. Please note that obligations under the ESA must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner not previously considered, (2) this action is subsequently modified in a manner, which was not considered in this assessment, or (3) a new species is listed or critical habitat is determined that may be affected by the identified action.

Mark

Mark A. Caldwell
Deputy Field Supervisor
U.S. Fish and Wildlife Service
South Carolina Ecological Services
176 Croghan Spur Road, Suite 200
Charleston, SC 29407
843-727-4707 ext 215
843-300-0426 (direct line)
843-727-4218 – facsimile

This email correspondence and any attachments to and from this sender is subject to the Freedom of Information Act and may be disclosed to third parties.



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment



May 13, 2019

Ms. Judy Elder
Talbert & Bright, Inc.
2000 Park Street, Suite 101
Columbia, SC 29201

Re: Hilton Head Island Airport Commercial Service Terminal Area Expansion
Hilton Head, Beaufort County, South Carolina
SHPO Project No. 19-JS0164

Dear Ms. Elder:

Our office has received the scoping letter dated April 25, 2019 that you submitted as part of the FAA's National Environmental Policy Act (NEPA) process for the project referenced above. This letter is for preliminary, informational purposes only and does not constitute consultation or agency coordination with our office as defined in 36 CFR 800: "Protection of Historic Properties" or by any state regulatory process. If federal agency chooses to substitute the NEPA process for the process outlined in Section 106 of the National Historic Preservation Act, the FAA must notify our office of the proposed substitution.

Our office maintains several resources for identifying historic properties (for links please see <https://scdah.sc.gov/historic-preservation/historic-properties-research>). These resources in particular should assist the FAA in identifying historic properties for NEPA scoping.

- ArchSite is an online Geographic Information System (GIS) mapping program that includes all known historic and archaeological sites in South Carolina. Information on both the Public View Map and Subscriber View Map of ArchSite can be found here: <http://www.scarchsite.org>.
- SC Historic Properties Record (SCHPR) includes information on all National Register of Historic Places listings, and historic property surveys (in process) at <http://schpr.sc.gov/>.
- Additional historic contexts, survey reports, and related historic property documents can be found here <https://scdah.sc.gov/historic-preservation/historic-properties-research/historic-contexts-survey-reports>.

The State Historic Preservation Office will provide comments regarding historic properties and effects to them once the federal or state agency initiates consultation. Project Review Forms and additional guidance regarding our office's role in the compliance process and historic

8501 Parklane Road • Columbia, SC 29223 • scdah.sc.gov



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

preservation can be found on our website at: <https://scdah.sc.gov/historic-preservation/programs/review-compliance>.

In addition, consultation with the SHPO is not a substitution for consultation with Tribal Historic Preservation Offices, other Native American tribes, local governments, or the public.

If you have any questions or need further assistance please don't hesitate to contact me at (803) 896-6129 or jsylvest@scdah.sc.gov.

Sincerely,

John D. Sylvest

John D. Sylvest
Project Review Coordinator
State Historic Preservation Office

8301 Parklane Road • Columbia, SC 29223 • scdah.sc.gov



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment



South Carolina Department of
Parks, Recreation & Tourism

Henry McMaster
Governor

Duane N. Parrish
Director

May 17, 2019

Judy Elder
Project Manager
Talbert, Bright & Ellington, Inc.
2000 Park Street, Suite 101
Columbia, SC 29201

Dear Ms. Elder,

Thank you for the opportunity to provide comment on the proposed expansion of the Hilton Head Island Airport (HXD). On behalf of the South Carolina Department of Parks, Recreation & Tourism (SCPRT), I would like to express our agency's support of this proposed expansion, which will allow the expansion of direct air service to Hilton Head Island.

Expanded air service at HXD would provide not only provide significant benefit to Hilton Head Island, but also destinations throughout Beaufort County and the surrounding Lowcountry area. From 2013 through 2017, Beaufort County experienced an overall increase of 21.4% in Domestic Visitor Spending, which reached nearly \$1.4 billion in 2017.

While Beaufort County and its destinations have experienced consistent positive tourism growth over the past few years, SCPRT believes that this growth has likely been curtailed by the limited direct air access at HXD. Compared to South Carolina's other major coastal airports – which have experienced year over year increases in annual deplanements – HXD has experienced fairly consistent decreases in overall passenger traffic due to the limiting capacities of the existing facilities at HXD. The expansion of these facilities at HXD would better allow the destinations within Beaufort County to fully realize their potential for tourism growth.

Moreover, SCPRT believes that increased air service to HXD would not only benefit the area in terms of economic gains through tourism, but also serve to relieve increasing traffic congestion along Highway 278 and sections of I-95 near the South Carolina/Georgia Border – a benefit to both tourists and area residents. With Beaufort and Jasper counties both ranked in the top ten fastest growing counties in South Carolina according to the latest data released from the U.S. Census Bureau, providing more and better transportation alternatives will be imperative to mitigate mounting frustrations with road traffic congestion – especially as both the local population and tourist visitation continue to increase. In addition, SCPRT believes that the long-term environmental impact of reducing road traffic congestion and resulting air pollutants caused by this congestion through increase air service capacity will benefit the natural environment in Beaufort and the surrounding Lowcountry areas.

1205 Pendleton Street • Columbia, SC 29201 • DiscoverSouthCarolina.com



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

Ultimately, SCPRT believes this project will provide tangible benefits – economically, socially and environmentally – to Beaufort County and other areas in South Carolina's Lowcountry region. Therefore, SCPRT supports this expansion and looks forward to working with destinations in the area to optimize the potential impact of this project once it comes to fruition. If you have any follow-up questions, or if we may be of any future service to this project, please do not hesitate to contact me.

Sincerely,

Duane Parrish

cc: Mr. Jon Rembold
Airport Director
Hilton Head Island Airport
120 Beach City Road
Hilton Head Island, SC 29926



South Carolina Department of Natural Resources

PO Box 12559
Charleston, SC 29422
843.953.9003 Office
843.953.9399 Fax
Daviss@dnr.sc.gov



Robert H. Boyles, Jr.
Interim Director
Lorianne Riggan
Director, Office of
Environmental Programs

May 30, 2019

Ms. Judy Elder
Talbert, Bright & Ellington, Inc.
2000 Park Street, Suite 101
Columbia, SC 29201

Re: Hilton Head Island Airport, Commercial Service Terminal Area Expansion

Dear Ms. Elder:

Personnel with the South Carolina Department of Natural Resources have reviewed the above referenced project proposal. Based on the limited information about the project site furnished in the application, we are unable to offer any specific comments on potential impacts on important natural resources. However, the applicant should be aware that much of our coastal zone contains wetlands that provide valuable habitat for fish and wildlife, and are subject to regulation by the U.S. Army Corps of Engineers. Any questions regarding freshwater wetland identification and regulation should be directed to the Corps of Engineers.

We have reviewed our database for information concerning known populations of federal and/or state endangered or threatened species and other sensitive species inventoried in the vicinity of your project site. At the current time we have no records of any endangered or threatened species occurring within your proposed work area. Please keep in mind that this information is derived from our existing database, and we do not assume that it is complete. Areas not yet inventoried by our biologists may contain significant species or communities.

We appreciate the opportunity to provide these comments early on in the planning stages of this project. Please contact us for further comment when additional information becomes available.

Sincerely,

Susan F. Davis
Coastal Environmental Coordinator



A.2 Property Owner Notification

COUNTY COUNCIL OF BEAUFORT COUNTY
OFFICE OF THE COUNTY ATTORNEY
102 INDUSTRIAL VILLAGE ROAD, BUILDING #1
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
TELEPHONE: (843) 255-2055
FAX: (843) 255-9414
www.bcgov.net

THOMAS J. KEAVENY, II
INTERIM COUNTY ADMINISTRATOR
COUNTY ATTORNEY

CHRISTOPHER INGLESSE
ASSISTANT COUNTY ATTORNEY

BRITTANY L. WARD
PARALEGAL

KATHY L. CARTER
ADMINISTRATIVE LEGAL ASSISTANT

May 10, 2019

Kinnard Holdings LLC
26 Hunter Road
Hilton Head Island, SC 29926

**RE: Parcel Number R510 008 000 0305 0000
26 Hunter Road, Hilton Head Island, SC 29926**

Dear Sir/Madam:

The popularity of Hilton Head Island as a tourist destination continues to grow year after year as the Island wins accolade after accolade. One of the by-products of that globally renowned brand is an increased demand for air service directly to the Island. As you may be aware, that demand has resulted in new and additional commercial air service at the Hilton Head Island Airport. As you read this letter, United Airlines is actively serving the Island and Delta Air Lines will start any day.

This increase in air service creates a demand for space to operate the aircraft as well as terminal space for the travelling public. In order to provide for efficient operations and excellent customer experience, Beaufort County, as the airport owner, is undertaking a terminal expansion and renovation program. One aspect of this program is investigation and consideration of several fee simple property acquisitions immediately adjacent to the airport property.

This potential acquisition includes your property referenced above. The purpose of this letter is to begin an open dialogue regarding this matter and to let you know that the County has hired A.R. Martin Company, an expert real estate company and PAN, Inc., as an expert relocation company, to assist you and the County throughout this process. You will be contacted by representatives of A.R. Martin Company and PAN, Inc. in the near future to discuss any initial questions that you might have related to the process.

As one of the first steps in this process, the County is going to be contracting with a land surveyor, cultural resources firm, and two environmental firms to survey your property. The survey process should begin within the next couple of months and this process will continue for



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

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Your cooperation in this process is greatly appreciated. Every effort will be made to minimize inconvenience to you and to accommodate your schedule. Should you have any questions regarding these matters, please do not hesitate to contact me.

Sincerely,

Thomas J. Keaveny, II
Beaufort County Attorney

cc: Beaufort County Council Members (via email only)
Hilton Head Island Town Council Members (via email only)
Ashley Jacobs, Beaufort County Administrator (via email only)
Steve Riley, Town of Hilton Head Island Administrator (via email only)



HILTON HEAD ISLAND AIRPORT
Terminal Area Improvements Environmental Assessment

COUNTY COUNCIL OF BEAUFORT COUNTY

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INTERIM COUNTY ADMINISTRATOR
COUNTY ATTORNEY

CHRISTOPHER INGLESSE
ASSISTANT COUNTY ATTORNEY

BRITTANY L. WARD
PARALEGAL

KATHY L. CARTER
ADMINISTRATIVE LEGAL ASSISTANT

May 10, 2019

28 Hunter Road, LLC
8 Huntingwood Retreat
Savannah, GA 31411

**RE: Parcel Number R510 008 000 0306 0000
28 Hunter Road, Hilton Head Island, SC 29926**

Dear Sir/Madam:

The popularity of Hilton Head Island as a tourist destination continues to grow year after year as the Island wins accolade after accolade. One of the by-products of that globally renowned brand is an increased demand for air service directly to the Island. As you may be aware, that demand has resulted in new and additional commercial air service at the Hilton Head Island Airport. As you read this letter, United Airlines is actively serving the Island and Delta Air Lines will start any day.

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HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

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Your cooperation in this process is greatly appreciated. Every effort will be made to minimize inconvenience to you and to accommodate your schedule. Should you have any questions regarding these matters, please do not hesitate to contact me.

Sincerely,

Thomas J. Keaveny, II
Beaufort County Attorney

cc: Beaufort County Council Members (via email only)
Hilton Head Island Town Council Members (via email only)
Ashley Jacobs, Beaufort County Administrator (via email only)
Steve Riley, Town of Hilton Head Island Administrator (via email only)



HILTON HEAD ISLAND AIRPORT
Terminal Area Improvements Environmental Assessment

COUNTY COUNCIL OF BEAUFORT COUNTY

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COUNTY ATTORNEY

BRITTANY L. WARD
PARALEGAL

CHRISTOPHER INGLESE
ASSISTANT COUNTY ATTORNEY

KATHY L. CARTER
ADMINISTRATIVE LEGAL ASSISTANT

May 10, 2019

Hillbilly Holding Corporation
6 Sylvan Way
Parsippany, NJ 07054

**RE: Parcel Number R510 004 000 0325 0000
36 Hunter Road, Hilton Head Island, SC 29926**

Dear Sir/Madam:

The popularity of Hilton Head Island as a tourist destination continues to grow year after year as the Island wins accolade after accolade. One of the by-products of that globally renowned brand is an increased demand for air service directly to the Island. As you may be aware, that demand has resulted in new and additional commercial air service at the Hilton Head Island Airport. As you read this letter, United Airlines is actively serving the Island and Delta Air Lines will start any day.

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HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

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Sincerely,

Thomas J. Keaveny, II
Beaufort County Attorney

cc: Beaufort County Council Members (via email only)
Hilton Head Island Town Council Members (via email only)
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HILTON HEAD ISLAND AIRPORT
Terminal Area Improvements Environmental Assessment

COUNTY COUNCIL OF BEAUFORT COUNTY

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COUNTY ATTORNEY

CHRISTOPHER INGLESE
ASSISTANT COUNTY ATTORNEY

BRITTANY L. WARD
PARALEGAL

KATHY L. CARTER
ADMINISTRATIVE LEGAL ASSISTANT

May 10, 2019

Fraser Fishburne
P.O. Box 21441
Hilton Head Island, SC 29925

**RE: Parcel Number R510 004 000 0323 0000
32 Hunter Road, Hilton Head Island, SC 29926**

Dear Sir/Madam:

The popularity of Hilton Head Island as a tourist destination continues to grow year after year as the Island wins accolade after accolade. One of the by-products of that globally renowned brand is an increased demand for air service directly to the Island. As you may be aware, that demand has resulted in new and additional commercial air service at the Hilton Head Island Airport. As you read this letter, United Airlines is actively serving the Island and Delta Air Lines will start any day.

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HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

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HILTON HEAD ISLAND AIRPORT
Terminal Area Improvements Environmental Assessment

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BRITTANY L. WARD
PARALEGAL

CHRISTOPHER INGLESE
ASSISTANT COUNTY ATTORNEY

KATHY L. CARTER
ADMINISTRATIVE LEGAL ASSISTANT

May 10, 2019

Deveer Gersuk Capital, LLC
36 East Ridge Road
Albany, NY 12211

**RE: Parcel Number R510 004 000 0307 0000
30 Hunter Road, Hilton Head Island, SC 29926**

Dear Sir/Madam:

The popularity of Hilton Head Island as a tourist destination continues to grow year after year as the Island wins accolade after accolade. One of the by-products of that globally renowned brand is an increased demand for air service directly to the Island. As you may be aware, that demand has resulted in new and additional commercial air service at the Hilton Head Island Airport. As you read this letter, United Airlines is actively serving the Island and Delta Air Lines will start any day.

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Beaufort County Attorney

cc: Beaufort County Council Members (via email only)
Hilton Head Island Town Council Members (via email only)
Ashley Jacobs, Beaufort County Administrator (via email only)
Steve Riley, Town of Hilton Head Island Administrator (via email only)



A.3 Draft environmental Assessment Notice of Availability and Public Hearing

Hilton Head Island • Bluffton

THE ISLAND PACKET

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
444444	0004503358	NOTICE OF OPPORTUNITY FOR REVIEW AND	Public Hearing Notice	\$230.90	1	85

Attention:

HH AIRPORT
PO DRAWER 1228
BEAUFORT, SC 29901

NOTICE OF OPPORTUNITY FOR REVIEW AND PUBLIC HEARING FOR THE TERMINAL AREA IMPROVEMENTS AT HILTON HEAD ISLAND AIRPORT HILTON HEAD ISLAND, SC

Beaufort County intends to submit a request for federal and state financial assistance with the Federal Aviation Administration and South Carolina Aeronautics Commission to help carry out the following development at the Hilton Head Island Airport, Hilton Head Island, SC:

The terminal area improvements include the:

Expansion and renovation of the commercial service terminal to add four aircraft gates (with the ability to expand to six), improve the ticketing, baggage claim and rental car area, improve and expand the United States Department of Homeland Security (USDHS) Transportation Security Administration (TSA) security checkpoints, as well as provide renovated and new restrooms on both sides of the TSA security checkpoints.

Expansion of the commercial service parking apron to accommodate four aircraft and have holding areas for two additional aircraft, as necessary.

Expansion of the existing vehicular parking area.

Acquisition of five property parcels along Hunter Road, south of the commercial terminal service area, to accommodate the commercial service terminal area improvements.

Strengthening of Runway 03/21 and Taxiway F from 75,000 pounds dual wheel gear to 120,000 pounds dual wheel gear to accommodate the existing commercial service aircraft or any other aircraft.

ALL INTERESTED PERSONS are notified of the availability of the Environmental Assessment (EA) outlining the effects of the proposed project. The EA is available for examination during normal business hours at the following location:

Hilton Head Island Library
11 Beach City Road
Hilton Head Island, SC 29928

ALL INTERESTED PERSONS are further advised of the opportunity to attend a public hearing. A public hearing will be held at the Hilton Head Island Library, 11 Beach City Road, Hilton Head Island, SC 29928 on January 30, 2020 between 5:00 p.m. and 7:00 p.m. Comment regarding the environmental impacts and effects of the proposed project are invited to be submitted to Mr. Jon Rambold, Airports Director no later than 5:00 p.m. on February 15, 2020. Comments may be mailed to Mr. Jon Rambold, Airports Director at Hilton Head Island Airport, 120 Beach City Road, Hilton Head Island, SC 29928 or delivered in person to him at Hilton Head Island Airport, 120 Beach City Road, Hilton Head Island, SC 29928.

STATE OF)
SOUTH CAROLINA) AFFIDAVIT
COUNTY OF BEAUFORT)

I, Michelle Long, makes oath that the advertisement, was published in The Island Packet and The Beaufort Gazette, a newspaper published in Beaufort County, State and County aforesaid, in the issue(s) of

1 Insertions

Published On:

December 24, 2019

Michelle Long
Inside Classified Accounts
Representative

Subscribed and sworn to before me
this 14th day of January, 2020

Amy L. Robbins
Notary Public for South Carolina
My Commission Expires: 11/27/2022



TALBERT, BRIGHT & ELLINGTON
Engineering & Planning Consultants

December 23, 2019

«Name»
«Address»

SUBJECT: Hilton Head Island Airport, South Carolina
Terminal Area Improvements Environmental Assessment

Dear «Name»:

Beaufort County, in cooperation with the South Carolina Aeronautics Commission (SCAC) and Federal Aviation Administration (FAA), is proposing improvements to the terminal area at the Hilton Head Island Airport. These improvements include the:

- Expansion and renovation of the commercial service terminal to add four aircraft gates (with the ability to expand to six), improve the ticketing, baggage claim and rental car area, improve and expand the United States Department of Homeland Security (USDHS) Transportation Security Administration (TSA) security checkpoints, as well as provide renovated and new restrooms on both sides of the TSA security checkpoints
- Expansion of the commercial service parking apron to accommodate four aircraft and have holding areas for two additional aircraft, as necessary
- Expansion of the existing vehicular parking area
- Acquisition of five property parcels along Hunter Road, south of the commercial terminal service area, to accommodate the commercial service terminal area improvements
- Strengthening of Runway 03/21 and Taxiway F from 75,000 pounds dual wheel gear to 120,000 pounds dual wheel gear to accommodate the existing commercial service aircraft or any other aircraft

The attached environmental documentation has been prepared in accordance with the National Environmental Policy Act of 1969 (NEPA), Council on Environmental Quality (CEQ), FAA Order 5050.4B, *National Environmental Policy Act (NEPA) Implementing Instructions for Airport Projects* (April 28, 2006), and FAA Order 1050.1F *Environmental Impacts: Policies and Procedures* (July 16, 2015).

We respectfully request review of the attached environmental assessment and provide written comments within 30 days of receipt of this letter. Your participation in the review of this document is greatly appreciated. Please provide your comments, no later than January 30, 2020 to:

2000 Park Street, Suite #101 – Columbia, SC 29201 - Tel: 803.933.9290
Charlotte, NC • Columbia, SC • Atlanta, GA



HILTON HEAD ISLAND AIRPORT
Terminal Area Improvements Environmental Assessment

Mr. Jon Rembold
Airport Director
Hilton Head Island Airport
120 Beach City Road
Hilton Head Island, SC 29926
(843) 255-2950

Sincerely,

Judith Elder-Lincke
Project Manager

Attachment

cc: Mr. Jon Rembold, Hilton Head Island Airport
Mr. Kyle Cody, FAA
Ms. Felicia Reeves, FAA
Mr. Gary Siegfried, SCAC



HILTON HEAD ISLAND AIRPORT

Terminal Area Improvements Environmental Assessment

EA TRANSMITTAL LETTER MAILING LIST

Senator Timothy E. Scott
2500 City Hall Lane
3rd Floor Suite
North Charleston, SC 29406

Senator Lindsey O. Graham
530 Johnnie Dodds Boulevard, Suite 202
Mt. Pleasant, SC 29464

Congressman Joe Cunningham
District 1
710 Boundary Street, Suite 1D
Beaufort, SC 29902

Senator Tom Davis
District 46
604 Gressette Building
Columbia, SC 29202

Representative Jeffrey A. Bradley
District 123
306B Blatt Building
Columbia, SC 29201

Mr. Hugh Weathers
Commissioner
South Carolina Department of Agriculture
P.O. Box 11280
Columbia, SC 29211

Mr. Keith M. Derting
Archaeological Site File Manager
University of South Carolina
South Carolina Institute of Archaeology and
Anthropology
1321 Pendleton Street
Columbia, SC 29208-0071

Ms. Elizabeth Johnson
Deputy State Historic Preservation Officer
South Carolina Department of Archives and
History
8301 Parklane Road
Columbia, SC 29223

Ms. Sabina P. Graham
Executive Director
Lowcountry Council of Governments
634 Campground Road
Yemassee, SC 29945

Ms. Mary Peyton Wall
Manager
Bureau of Air Quality
South Carolina Department of Health and
Environmental Control
2600 Bull Street
Columbia, SC 29201

Mr. Blair Williams
Bureau of Ocean and Coastal Resource
Management
South Carolina Department of Health and
Environmental Control
1362 McMillan Avenue, Suite 400
Charleston, SC 29405

Ms. Toni Nance
Director of Governmental Affairs
South Carolina Department of Parks,
Recreation and Tourism
1205 Pendleton Street, Room 505
Columbia, SC 29201

Mr. Travis Hughes
Regulatory Division Chief
U.S. Army Corps of Engineers
Charleston District
69A Hagood Avenue
Charleston, SC 29403

Ms. Lorianne Riffin
Environmental Program Director
South Carolina Department of Natural
Resources
P.O. Box 167
Columbia, SC 29202



HILTON HEAD ISLAND AIRPORT

Terminal Area Improvements Environmental Assessment

Mr. Tom McCoy
Field Supervisor
U.S. Fish and Wildlife Service
176 Croghan Spur Road, Suite 200
Charleston, SC 29407

Mr. Chuck Hightower
Section Manager
Bureau of Water
South Carolina Department of Health and
Environmental Control
2600 Bull Street
Columbia, SC 29201

Ms. Jeananne Gettle
Director, Water Protection Division
U.S. Environmental Protection Agency,
Region IV
Sam Nunn Atlanta Federal Center
61 Forsyth Street SW
Atlanta, GA 30303

Mr. Calvin Bailey
Coastal Region Forester
South Carolina Forestry Commission
413 Sidneys Road
Walterboro, SC 29488

Ms. Kamara Holmes
State Soil Scientist
USDA-NRCS State Office
Strom Thurmond Federal Building
1835 Assembly Street, Room 950
Columbia, SC 29201

Mr. Bob Swithers
District Manager Southeastern States
Bureau of Land Management
U.S. Department of the Interior
273 Market Street
Flowood, MS 39232

Ms. Holly Weyers
Regional Director
Southeast Region
U.S. Geological Survey

3850 Holcomb Bridge Road, Suite 160
Norcross, GA 30092

Mr. Bob Vogel
Regional Director
Southeast Region
National Park Service
100 Alabama Street SW
1924 Building
Atlanta, GA 30303

Mr. Jeffrey Schrag
Section Manager
Land and Waste Management
South Carolina Department of Health and
Environmental Control
2600 Bull Street
Columbia, SC 29201

Dr. Roy E. Crabtree
Regional Administrator
National Marine Fisheries Service
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL, 33701

Eastern Regional Office
Bureau of Indian Affairs
U.S. Department of the Interior
545 Marriott Drive, Suite 700
Nashville, TN 37214

State Clearinghouse for Intergovernmental
Review
1205 Pendleton Street
Edgar A. Brown Building, Suite 529
Columbia, SC 29201

Mr. Shawn Colin
Director of Community Development
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

Mr. Eric Greenway, AICP
Community Development Director
Beaufort County
100 Ribaut Road, Room 115
County Administration Building
Beaufort, SC 29901



HILTON HEAD ISLAND AIRPORT
Terminal Area Improvements Environmental Assessment

	DHEC OCRM State Coastal Zone Consistency (CZC) Certification Request Form	
Project Name: Hilton Head Island Airport, Runway 03/21 Extension		
Applicant Information: Contact Name Jon Rembold Address 120 Beach City Road, Hilton Head Island, SC 29926 Phone # 843.255.2950 E-mail jrembold@bcgov.net		Agent/Engineer Information: Contact Name Judy Elder Address 2000 Park Street, Suite 101, Columbia, SC 29201 Phone # 803.933.9290 E-mail jelder@tbeclt.com
Site details: Location/Address: 120 Beach City Road, Hilton Head Island, SC 29926 County: Beaufort County TMS:		
Type of Permit Requested: (ex. Landfills, Mining, Wastewater, etc.) Terminal Area Improvements		Name of Permitting Authority(s): (ex. DHEC Bureau of Water) SCDHEC-OCRM
Description of Proposed Activity(s): ● including total disturbed area, name of and distance to nearest waterbody, and onsite non-jurisdictional wetland impacts and acreage. Refer to attached CD, which contains the environmental assessment for the terminal area improvements.		
All applicable Project Policy Checklist(s) that apply to the proposed project must be submitted with this request form. (See www.scdhec.gov/environment/ocrm/czc for available Policy Checklists)		
Submitted By: <u>Judy Elder</u> Date: <u>December 23, 2019</u>		

DHEC 0478 (03/2013)

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL



TALBERT, BRIGHT & ELLINGTON
Engineering & Planning Consultants

December 23, 2019

Mr. Shawn Colin
Director of Community Development
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Re: Hilton Head Island Airport, South Carolina
Terminal Area Improvements Environmental Assessment
Request for Determination of Land Use Consistency

Dear Mr. Colin:

Beaufort County, in cooperation with the South Carolina Aeronautics Commission (SCAC) and Federal Aviation Administration (FAA), is proposing improvements to the terminal area at the Hilton Head Island Airport. These improvements include the:

- Expansion and renovation of the commercial service terminal to add four aircraft gates (with the ability to expand to six), improve the ticketing, baggage claim and rental car area, improve and expand the United States Department of Homeland Security (USDHS) Transportation Security Administration (TSA) security checkpoints, as well as provide renovated and new restrooms on both sides of the TSA security checkpoints
- Expansion of the commercial service parking apron to accommodate four aircraft and have holding areas for two additional aircraft, as necessary
- Expansion of the existing vehicular parking area
- Acquisition of five property parcels along Hunter Road, south of the commercial terminal service area, to accommodate the commercial service terminal area improvements
- Strengthening of Runway 03/21 and Taxiway F from 75,000 pounds dual wheel gear to 120,000 pounds dual wheel gear to accommodate the existing commercial service aircraft or any other aircraft

As part of the EA process for the Federal Aviation Administration (FAA), we are respectfully requesting an administrative review and issuance of a determination as to whether the proposed projects are consistent with adopted zoning and land use standards. This request is to comply with Federal Aviation Administration (FAA) Order 1050.1F – *Environmental Impacts: Policies and Procedures*, and *1050.1F Desk Reference*.

2000 Park Street, Suite #101

Columbia, SC 29201
Charlotte, NC Columbia, SC

Tel: 803.933.9290



HILTON HEAD ISLAND AIRPORT
Terminal Area Improvements Environmental Assessment

Mr. Shawn Colin
December 23, 2019
Page 2

Should you have any questions, or require additional information, please contact me at your convenience.

Sincerely,



Judith Elder-
Project Manager

cc: Mr. Jon Rembold, Hilton Head Island Airport



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment



January 23, 2020

Judith Elder
Talbert & Bright, Inc.
2000 Park Street, Suite 101
Columbia, SC 29201

Re: Hilton Head Island Airport Terminal Area Improvements, draft Environmental
Assessment (EA)
Hilton Head, Beaufort County, South Carolina
SHPO Project No. 19-KL0275 (ref. 19-JS0164)

Dear Ms. Elder:

Thank you for your December 23, 2019 letter, which we received on December 27, requesting our review of the draft EA referenced above. We also received a copy of the draft EA on CD.

Our office is providing comments to the FAA and to the U.S. Army Corps of Engineers pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR 800. Consultation with the SHPO is not a substitution for consultation with Tribal Historic Preservation Offices, other Native American tribes, local governments, or the public.

Our office has provided the following comments to date regarding the proposed Hilton Head Island Airport Commercial Service Terminal Area Expansion and Improvements:

Due Diligence comments to Brockington and Associates dated August 9, 2019 and September 6, 2019 regarding a *Cultural Resources Assessment of the Proposed 180-Acre Hilton Head Island Airport Improvements Tract, Beaufort County, South Carolina*;

Section 106 comments provided to the U.S. Army Corps of Engineers (Corps) dated November 13, 2019 in response to P/N SAC-2019-01500 (attached);

And, NEPA scoping comments provided to you on May 13, 2019.

Our comments on the draft EA are as follows:

We believe the statement at the bottom of page 89, "SCDAH concurrence with the results of the report have been received", misrepresents our comments to date, particularly as it follows the description and findings regarding historic properties in the preceding paragraph.

One, the "approval" e-mail message from our office footnoted on page 89 solely concerned notification to Brockington and Associates that we received and accepted the final survey report copies and shapefiles for their work that we reviewed as due diligence. They did not constitute consultation or agency coordination with our office as defined in 36 CFR 800.

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HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

Secondly, we have not been consulted to date by the FAA regarding this proposed undertaking, nor have we received notification from the FAA that they are substituting the NEPA process for the Section 106 process. We have also received no response or comments to date by the Corps in response to our comments noted above.

Thus, while the draft EA attempts to provide documentation that we have requested regarding description of the undertaking's Area of Potential Effect (APE), the identification of historic properties in the APE, and the direct and indirect effects of the proposed undertaking on historic properties, it is premature for our office to concur with any findings pursuant to 36 CFR 800.

Additionally, we have not received documentation pursuant to 36 CFR 800 regarding any identification of additional consulting parties, or any comments to date by such parties or the public.

The draft EA also fails to take into account Fort Howell, a property listed in the National Register of Historic Places. Furthermore, we recommend citing above-ground historic and architectural resources as, for example, SHPO Site Number 5042 (the 4-digit site number is sufficient).

Lastly, the draft EA argues on p. 89 that "The Proposed Action would not result in a change in the character of the properties' use. There are no direct or indirect effects anticipated to the Cherry Hill School, the Saint James Baptist Church property, or the Queen Chapel AME Church property that would alter the character of the continued traditional use of the properties." Our office is aware, however, of efforts to relocate the Cherry Hill School and St. James Baptist Church due to continued flight safety concerns given their location in the airport's runway protection zone. At what point is the FAA going to consider the Indirect and Cumulative Impacts (p. 4) caused by past, present, and reasonably foreseeable future actions at Hilton Head Island Airport and consult accordingly with our office and the affected potential consulting parties?

Our comments are advisory only. The federal agency is responsible for providing our office of their determination of effect for the proposed undertaking. We look forward to concluding consultation with the FAA and Corps regarding this project.

The State Historic Preservation Office will provide comments regarding historic properties and effects to them once the federal or state agency initiates consultation. Project Review Forms and additional guidance regarding our office's role in the compliance process and historic preservation can be found on our website at: <https://scdah.sc.gov/historic-preservation/programs/review-compliance>.

If you have any questions or need further assistance please don't hesitate to contact me at (803) 896-6129 or jsylvest@scdah.sc.gov.

Sincerely,

John D. Sylvest

John D. Sylvest
Project Review Coordinator
State Historic Preservation Office

cc: Jon Rembold, HHI Airport
Kyle Cody, Chaim Van Prooyen, Felicia Reeves, FAA
Tracy Sanders, Corps



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment



November 13, 2019

Tracy D. Sanders
U.S. Army Corps of Engineers
ATTN: Regulatory Division
69A Hagood Avenue
Charleston, SC 29403-5107

Re: Hilton Head Airport Expansion
(SAC-2019-01500)
Beaufort County, South Carolina
SHPO Project No. 19-KL0275

Dear Tracy Sanders:

Thank you for the public notice of October 16, 2019 regarding the subject-referenced undertaking. The State Historic Preservation Office (SHPO) is providing comments to the U.S. Army Corps of Engineers (Corps) pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR 800. Consultation with the SHPO is not a substitution for consultation with Tribal Historic Preservation Offices, other Native American tribes, local governments, or the public.

The proposed work is defined as the discharge of fill material into 3.35 acres of freshwater non-tidal wetlands for the expansion of the existing Hilton Head Airport.

The public notice states that the Corps has initially determined that no historic properties are present, therefore there will be no effect on historic properties.

Our office previously provided a due diligence review of the project and the *Cultural Resources Assessment of the Proposed 180-Acre Hilton Head Island Airport Improvements Tract, Beaufort County, South Carolina* report (Please see attached).

Our office needs the following documentation as described in 36 CFR 800.11(d) before providing our comments on this undertaking:

- A description of the undertaking and its area of potential effects
- A description of the steps taken to identify historic properties
- The basis for determining that no historic properties are present or affected.

As noted in the attached correspondence, the project tract is immediately adjacent to the Cherry Hill School (SHPO Site No. 5042), St. James Baptist Church (SHPO Site No. 5043), Queen Chapel AME Church (SHPO Site No. 5054), and Fort Howell. Cherry Hill School (SHPO Site No. 5042) was listed in

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HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

the National Register of Historic Places (NRHP) in 2012. Fort Howell was listed in the NRHP in 2011. St. James Baptist Church (SHPO Site No. 5043), and Queen Chapel AME Church (SHPO Site No. 5054) were previously determined to be eligible for listing in the NRHP.

We recommend that additional information on the potential indirect effects of the project on Cherry Hill School (SHPO Site No. 5042), Saint James Baptist Church (SHPO Site No. 5043), Queen Chapel AME Church (SHPO Site No. 5054), and Fort Howell be provided. We recommend that this information include a discussion of the potential for increased vibrations, noise, traffic, safety hazards and other effects. We additionally recommend that the owners of Cherry Hill School (SHPO Site No. 5042), Saint James Baptist Church (SHPO Site No. 5043), Queen Chapel AME Church (SHPO Site No. 5054), and Fort Howell be invited to participate in the section 106 process, if applicable, under 36 CFR 800.3(f).

Please refer to SHPO Project Number 19-KL0275 in any future correspondence regarding this project. If you have any questions, please contact me at (803) 896-6181 or KSchroer@scdah.sc.gov.

Sincerely,

Keely Lewis-Schroer

Keely Lewis-Schroer
Archaeologist
State Historic Preservation Office

cc: Michelle Zulauf, Corps



TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928
(843) 341-4600 Fax (843) 842-7728
www.hiltonheadislandsc.gov

John J. McCann
Mayor

William D. Harkins
Mayor ProTem

Council Members

David Ames
Tamara Becker
Marc A. Grant
Thomas W. Lennox
Glenn Stanford

Stephen G. Riley
Town Manager

Via E-mail to jrembold@bcgov.net

January 30, 2020

Mr. Jon Rembold
Airport Director
Hilton Head Island Airport
120 Beach City Road
Hilton Head Island, SC 29926

Dear Jon:

Shawn Colin asked me to review correspondence that was sent to him on December 23, 2019 regarding the Hilton Head Island Airport Terminal Area Improvements Environmental Assessment (EA). This letter lists the improvements that are proposed and evaluated in the Environmental Assessment for the Hilton Head Island Airport.

I understand that the need for these improvements is a result of the rapid airline growth that occurred after the completion of the 700-foot runway extension project that was approved as part of the 2010 Hilton Head Island Airport Master Plan. The Town of Hilton Head Island has the following comments in respect to the proposed improvement projects.

- Since suitable habitat exists for the southern hognose snake, an at-risk species, the Town would ask that further investigation within the APE for siting of this species occur prior to the start of any significant land disturbance activities.
- Page 13 of the EA states that two gravel parking lots have been installed on either side of a jurisdictional wetland and that the intent of the Proposed Action is to pave these lots and mitigate the wetland. The gravel lots have not yet been installed although, as you know, we have had discussions about adding additional parking in this area. The parking must be approved via the Town's Minor Development Plan Review (DPR) process prior to being installed. Additionally, the Town would ask that further consideration be given to making the parking lots permanently pervious to assist with water quality.
- The EA states that six wetlands (a total of 3.05 acres) would be impacted in their entirety. It further states that the mitigation would be calculated using the USACE standard operating procedures but does not mention compliance with the mitigation requirements of the Town. Per the Town's Land Management Ordinance (LMO), either mitigation or the payment of fees in lieu of mitigation will be required.



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

Additionally I noted some errors in the document related to information obtained from the Town's LMO. The information related to the five listed zoning districts (EA, p. 92) is outdated and does not reference the correct description of those zoning districts as adopted by Town Council in 2014. I have attached the correct information (the purpose statements of those districts) as Attachment 1. I also noted that the information related to the Town's Airport Overlay District (EA, p. 94) is also outdated and I have included the correct language for that as well as Attachment 2.

Thank you for the opportunity to share these comments.

Sincerely,

Teri B. Lewis
Deputy Director of Community Development

Attachments



Attachment 1

Updated Zoning Districts

Community Commercial District (CC)

The purpose of the Community Commercial (CC) District is to provide lands for community-scale commercial activity centers that attract people from the island and the mainland. The district is more auto-oriented than some business districts, and provides land for moderate-sized retail stores. The district also provides opportunities for limited vehicle sales and service uses.

Light Industrial District (IL)

The purpose of the Light Industrial (IL) District is to provide for light industrial and service-related land uses with large buildings or outdoor storage requirements.

Planned Development Mixed-Use District (PD-1)

The purpose of the Planned Development Mixed-Use (PD-1) District is to recognize the existence within the Town of certain unique Planned Unit Developments (PUDs) that are greater than 250 acres in size. Generally, these PUDs have served to establish the special character of Hilton Head Island as a high quality resort and residential community. It is the intent in establishing this district to allow the continuation of well-planned development within these areas. In limited situations, some commercially planned portions of PUDs are placed within other base districts to more specifically define the types of commercial uses allowed.

Low to Moderate Density Residential District (RM-4)

The purpose of the Low to Moderate Density Residential (RM-4) District is to protect and preserve the character of these areas and neighborhoods at densities up to four dwelling units per net acre. This district is used to encourage a variety of residential opportunities, including multifamily residential units, single-family residences, and group living. The regulations of the district are intended to discourage development that would substantially interfere with, or be detrimental to, residential character.

Moderate to High Density Residential District (RM-12)

The purpose of the Moderate to High Density Residential (RM-12) District is to allow higher density residential uses in locations which are served by adequate infrastructure, while maintaining the character of these areas and neighborhoods at densities up to twelve units per net acre. This district is used to encourage a variety of residential opportunities, including multifamily residential units, single-family residences, and group living. The regulations of this district are intended to discourage development that would substantially interfere with, or be detrimental to, moderate to high density residential character.



Attachment 2

Updated Airport Overlay District

The Airport Overlay (A-O) District is hereby established to ensure against safety hazards, noise, and obstruction problems associated with aircraft utilizing the Hilton Head Island Airport. All development proposed within the A-O District shall be subject to the standards specified in this section in addition to the standards and regulations contained in the particular base district in which the development occurs. Development in the A-O District is subject to regulation primarily to mitigate safety and noise problems. However, uses within the district also shall be regulated to ensure they are compatible with airport operations. The regulations governing use and height within the A-O District shall conform to the standards recommended by the Federal Aviation Administration's (FAA) Advisory Circular, 150/5190-4A, "Model Zoning Ordinance to Limit Height of Objects Around Airports" (12-14-87).



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment

From: [Rembold, Jon](#)
To: [Judy Elder](#)
Subject: FW: EA for the Terminal Area Improvements at Hilton Head Island Airport
Date: Monday, February 10, 2020 8:41:44 AM

EA feedback – pretty much neutral since we are not in a fishery.

R/

Jon Rembold, C.M.
Airports Director

From: Pace Wilber - NOAA Federal <pace.wilber@noaa.gov>
Sent: Sunday, February 9, 2020 11:30 AM
To: Rembold, Jon <jrembold@bcgov.net>
Subject: EA for the Terminal Area Improvements at Hilton Head Island Airport

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to the Beaufort County IT Division at helpdesk@bcgov.net or to 843-255-7000.

Dear Mr. Rembold,

NOAA's National Marine Fisheries Service (NMFS) reviewed the Draft Environmental Assessment dated December 2019 describing proposed Terminal Area improvements at Hilton Head Island Airport, Beaufort County. Based on the information in the Environmental Assessment, the proposed work would not occur within essential fish habitat (EFH) designated by the South Atlantic Fishery Management Council, Mid-Atlantic Fishery Management Council, or the NMFS. Present staffing levels preclude further analysis of the proposed work, and no further action is planned. This position is neither supportive nor in opposition to authorization of the proposed work. Please let me know if you have any questions or concerns about our comments.

--

Pace Wilber, Ph.D.
HCD Atlantic Branch Supervisor
NOAA Fisheries Service
219 Ft Johnson Road
Charleston, SC 29412

843-460-9926 <----Office Number
843-568-4184 <----Office Cell Number
Pace.Wilber@noaa.gov



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment



U.S. Department
of Transportation
**Federal Aviation
Administration**

Atlanta Airports District Office
1701 Columbia Ave., Campus Bldg.
Atlanta, GA 30337-2747
Phone: (404) 305-7150

March 31, 2020

Mr. John D. Sylvest
Project Review Coordinator
8301 Parklane Road
Columbia, SC 29223

Reference: Hilton Head Island Airport Terminal Area Improvements, Draft Environmental Assessment (EA) SHPO Project No. 19-KL0275 (ref. 19-JSO164)

Dear Mr. Sylvest:

Beaufort County, in cooperation with the South Carolina Aeronautics Commission (SCAC) and the Federal Aviation Administration (FAA), is preparing federal environmental documentation to comply with the National Environmental Policy Act of 1969 (NEPA) for Airport Terminal Area Improvements at Hilton Head Island Airport (HXD). Hilton Head Island Airport is a commercial service airport located on the northeastern end of Hilton Head Island and is owned and operated by Beaufort County. Hilton Head Island Airport provides commercial and general aviation service to Hilton Head Island, Beaufort County and the Lowcountry of South Carolina.

The proposed terminal area improvements include the following:

- Expansion and renovation of the commercial service terminal to add four new aircraft gates (with the ability to expand to six), improving the ticketing, baggage claim, and rental car area, improve and expand the United States Department of Homeland Security (USDHS) Transportation Security Administration (TSA) security checkpoints, as well as provide renovated and new restrooms on both sides of the TSA security checkpoints
- Expansion of the commercial service parking apron to accommodate four aircraft and have holding areas for two additional aircraft, as necessary
- Expansion of the existing vehicular parking area
- Acquisition of five property parcels along Hunter Road, south of the commercial terminal service area, to accommodate the commercial service terminal area improvements
- Strengthening of Runway 03/21 and Taxiway F from 75,000 pounds dual wheel gear to 120,000 pounds dual wheel gear to accommodate the existing commercial service aircraft

FAA is providing the following background information to assist you in reviewing FAA's



determinations of eligibility and findings of effect related to the proposed undertaking.

1. Background Information.

Hilton Head Island Airport is a commercial service airport situated on 183.21 acres on the northeastern end of the Island. The Airport is owned and operated by Beaufort County and provides commercial and general aviation service to Hilton Head Island, Beaufort County and the Lowcountry of South Carolina. The Airport has one runway, Runway 03/21. There were 31,494 aircraft operations at the Airport in 2019.¹

In May 2019, Brockington and Associates undertook a Phase I cultural resources assessment. The report titled “Cultural Resources Assessment of the Proposed 180-Acre Hilton Head Island Airport Expansion and Improvements Tract” dated August 2019 is enclosed. The Archaeological Area of Potential Effects (APE) for the current archaeological investigation is defined as the un-surveyed (7.3-acre western acquisition tract) area directly east of Hunter Road. The Architectural APE includes the entire 180-acre Hilton Head Airport expansion and improvements tract, as well as a 0.25-mile buffer to take into account the viewshed. The Proposed Action’s Area of Potential Effect (APE) General Study Area (GSA) is depicted in Figure 1.

2. Native American Consultation.

In keeping with a government-to-government relationship and in compliance with 36 CFR 800, the Catawba Indian Nation and Tuscarora Nation of New York were invited to participate in the Section 106 process. The Catawba Indian Nation did not respond to our invitation and the Tuscarora Nation informed us that they did not have interest in the area.

3. National Register Eligibility Determinations.

The National Historic Preservation Act (NHPA) requires federal agencies to consider the effects of their projects on properties listed, or eligible for listing, in the National Register of Historic Places (NRHP). Regulations related to this process are promulgated in 36 CFR Part 800, *Protection of Historic Properties*.

Historic properties are defined as:

“...any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria.”

¹ FAA OPSNET Airport Operations Standard Report, Hilton Head Island Airport, Calendar Year 2019, <<https://aspm.faa.gov/opsnet/sys/opsnet-server-x.asp>>, queried March 5, 2020.



An assessment of airport noise establishes a baseline of existing (2019) and future (2029) noise impacts relative to the Proposed Action.

FAA Order 1050.1F provides the significance threshold for noise:

“The action would increase noise by DNL 1.5 dB or more for a noise sensitive area that is exposed to noise at or above the DNL 65 dB noise exposure level, or that will be exposed at or above the DNL 65 dB level due to a DNL 1.5 dB or greater increase, when compared to the no action alternative for the same timeframe.”

The noise impact was assessed using the Aviation Environmental Design Tool, the FAA-required model for noise analysis. The historic properties identified as part of the Cultural Resources Assessment, did not experience an increase of 1.5 dB at or above the noise exposure level of DNL 65 dB and therefore no significant impact was determined.

Four previously recorded NRHP-eligible (231-5042 [Cherry Hill School]), or -listed architectural properties (231-5043 [Saint James Baptist Church], 231-5054 [Queen Chapel AME Church], and Fort Howell) are located within the Architectural APE. Based on analysis, the proposed project would not result in a change in the character of the properties' use.

231-5042 (Cherry Hill School) and 231-5043 (Saint James Baptist Church)

Located at the corner of Beach City Road and Dillon Road, the St. James Baptist Church and Cherry Hill School (which is owned by the St. James Baptist Church) has been appraised and review appraised for purchase and relocation. The SCSHPO, Beaufort County, Town of Hilton Head Island, and Deacons of the Church have been in meetings discussing potential sites for relocation. As of this date, the Church is considering a piece of Town of Hilton Head Island property located adjacent to the Church's cemetery on Union Cemetery Road. Based on the pending relocation of both the church and the school, it has been determined that the proposed project, located approximately 4,000 feet south of the church property, would have no effect on these properties. Recent discussions with the church have been very positive and the deacons have voted in favor of selling the property and relocating the church and Cherry Hill School to an area in the vicinity of the Church's cemetery. In addition, the congregation has also approved the sale and relocation. The original replacement property in Mitchelville was ruled out but the new property being looked at is located east of the airport and adjacent to the church's cemetery. The Town of Hilton Head Island, jointly with Beaufort County, is currently engaged in due diligence work on Town-owned property to identify three to five acres on which to build a new sanctuary and relocate the school. A Phase I cultural resources survey is being conducted on the Town's property and architects are working on the conceptual design. It should be noted that the relocation of the Church and School is a result of this proposed Terminal Area Improvement project, but has been an ongoing discussion for over 20 years.



231-5054 (Queen Chapel AME Church)

The Queen Chapel AME Church is located at 114 Beach City Road, just prior to the entrance to HXD. The Beaufort County Airport Director met with the Church on October 29, 2019, to discuss the airport entrance beautification project. The group of trustees was interested in the scope of the project and any potential impacts to their activities. They were also interested in exploring potential economies of scale in the event that they decide to embark on a project of their own. The presentation was well received and the Airports Director will keep the members of Church updated on all projects. The Church is approximately 400 feet west proposed project. In addition, the Church is located outside of the 2019 and 2029 65 DNL 2019 noise contours and is not affected.

Fort Howell

Fort Howell is an earthen civil war fort encompassing approximately five acres near the end of S-333 (Beach City Road) and S-334 (Dillon Road). The Fort is approximately 3,100 feet northwest of the proposed project. In addition, the Fort is located outside of the 2019 and 2029 65 DNL 2019 noise contours and is not affected.

Based on the analysis required in accordance with FAA Order 5050.4B – *National Environmental Policy Act (NEPA) Implementing Instructions for Airport Projects* and FAA Order 1050.1F – *Environmental Impacts: Policies and Procedures*, there are no direct or indirect effects anticipated to the Cherry Hill School, Saint James Baptist Church property, Queen Chapel AME Church property, or Fort Howell that would alter the character of the continued traditional use of the properties.

Based on the information contained within the analysis above, the FAA has determined there are no adverse effects on the historic properties within the APE for the proposed undertaking.

FAA seeks the South Carolina SHPO's concurrence with this determination.

4. Other Consultation.

Prior to extending Runway 03/21 and during the mitigation of Site 38BU2301, several interested parties were contacted including the Mitchellville Preservation Project, Gullah Celebration Committee (Native Island Business and Community Affairs Association, Inc.), Penn Center, and the Heritage Library Foundation (via Carolina Coastal Discovery Center). The FAA has consulted with the SHPO, Beaufort County, Mitchelville Preservation Project, Heritage Library Foundation, Gullah/Geechee Heritage Committee, Penn Center, Coastal Discovery Museum, Palmetto Hall Plantation Property Owner Association, and Port Royal Plantation Landowner Association to seek ways to avoid, minimize, or mitigate the adverse effect of the undertaking on historic properties. The result of meeting led to the creation of “Finding Freedom’s Home – Archeology of Mitchelville” exhibit. The exhibit was on display at the Coastal Discovery Museum’s main gallery from January 18 through March 31, 2014 and then moved to the Museum’s Sea Island Room, where remained through December 2014.

As part of your email on March 5, 2020, you asked whether there had been consultation with the following:



- Hilton Head Island Land Trust – The Airport has been in contact with the Land Trust because of the removal of obstructions on their property located within approach and departure surfaces to Runway 03/21. The Trust, SHPO, and Airport have met onsite several times during the obstruction removal project.
- Historic Mitchelville Freedom Park – is owned by the Town of Hilton Head Island and Beaufort County and overseen by the Mitchelville Preservation Project (MPP). The Airport is in contact with the MPP because of their use of the traveling exhibit belonging to the Airport for presentations.

The Airport is in contact with representatives of the churches, Land Trust and Mitchelville Preservation Project to keep them apprised of activities at the Airport.

5. Assessment of Adverse Effects on Historic Properties.

FAA has determined that the proposed undertaking will have no adverse effect on historic properties listed or eligible for listing on the National Register of Historic Places under 36 CFR Part 800.4(d)(1).

FAA seeks the South Carolina SHPO's concurrence with this no adverse effect finding.

If you have any further questions about this matter, please feel free to contact me at 404-305-6708 or email at lee.kyker@faa.gov.

Lee Kyker

Lee Kyker
Environmental Protection Specialist

Enclosures

Figure of Area of Potential Effect

Cultural Resources Survey – Cultural Resources Assessment of the Proposed 180-Acre Hilton Head Island Airport Expansion and Improvements Tract, August 2019



HILTON HEAD ISLAND AIRPORT Terminal Area Improvements Environmental Assessment



April 17, 2020

Lee Kyker
Environmental Protection Specialist
Federal Aviation Administration (FAA)
Lee.Kyker@faa.gov

Re: Hilton Head Island Airport Terminal Area Improvements, Draft Environmental Assessment (EA), Additional Information, FAA Consultation
Hilton Head Island, Beaufort County, South Carolina
SHPO Project No. 19-JS0164 (ref. 19-KL0275)

Dear Ms. Kyker:

Thank you for your March 31, 2020 letter, which we received electronically on April 1, 2020, in response to our January 23, 2020 comments letter and March 5, 2020 email comments regarding the above referenced proposed undertaking and draft EA. We also received a Proposed Action Overview figure (which is different from a/the cited Area of Potential Effect figure that was to be included), proposed EA revisions, and a copy of the report previously reviewed as due diligence by our office, *Cultural Resources Assessment of the Proposed 180-Acre Hilton Head Island Airport Expansion and Improvements Tract* (August 2019) as supporting documentation. Additionally, we appreciate the time and information you have shared in your emails and our phone conversations of March 4 and April 15, 2020.

The State Historic Preservation Office is providing comments to the FAA pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR 800. Our office is also providing comments separately to the US Army Corps of Engineers regarding their Airport Terminal Expansion related permit (SAC-2019-01500). Consultation with the SHPO is not a substitution for consultation with Tribal Historic Preservation Offices, other Native American tribes, local governments, or the public.

The undertaking's Area of Potential Effect (APE) includes the following historic properties: Cherry Hill School (SHPO Site No. 5042), Saint James Baptist Church (SHPO Site No. 5043), Queen Chapel AME Church (SHPO Site No. 5054), and Fort Howell. Based on the description of the undertaking's APE, the identification of historic properties within the APE, and the additional information provided, our office concurs with the FAA's assessment that no properties listed in or eligible for listing in the National Register of Historic Places will be adversely affected by this undertaking.

Your March 31 letter also states, "It should be noted that the relocation of the Church and School is a result of this proposed Terminal Area Improvement project, but has been an ongoing

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discussion for over 20 years." Our April 15 phone call confirmed that any relocation efforts are not included in this Airport Terminal Expansion undertaking. As such, our no adverse effect concurrence for this undertaking does not apply to any efforts to date to relocate the Cherry Hill School or Saint James Baptist Church.

Please see our attached technical comments on the draft EA language.

If archaeological materials are encountered during construction, the procedures codified at 36 CFR 800.13(b) will apply. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials. The federal agency or the applicant receiving federal assistance should contact our office immediately.

More information regarding Section 106 consultation with our office is available at <https://scdah.sc.gov/historic-preservation/programs/review-compliance>. Please refer to the applicable SHPO Project Number in any future correspondence regarding this project. If you have any questions, please contact me at (803) 896-6129 or jsylvest@scdah.sc.gov.

Sincerely,

John D. Sylvest

John D. Sylvest
Project Review Coordinator
State Historic Preservation Office



Technical Comments

Your March 4, 2020 email stated that "the FAA intends to ensure compliance with Section 106 within the NEPA document" and that "Section 4.15 Cumulative Impacts will be expanded to address the cumulative effects of past, present, and reasonably foreseeable future actions of Hilton Head Island Airport projects on the Cherry Hill School, the Saint James Baptist Church property, and the Queen Chapel AME Church property."

While we appreciate the added language in Section 4.15 (p. 141) in response to our concerns regarding indirect and cumulative effects noted in our January 23, 2020 letter, we believe the language falls short in acknowledging past airport expansion actions, including but not limited to the extension of Runway 03/21, that have resulted in a cumulative and reasonably foreseeable manner in the current airport expansion undertaking/proposed action, as well as in the proposed added language on p. 141 regarding the potential purchase and relocation of two historic properties out of the runway protection zone. We strongly believe the FAA and Beaufort County should more fully acknowledge and take into account the cumulative effects of its actions and plans. The proposed added language also does not address the Queen Chapel AME Church property, Fort Howell, Mitchelville, or the cultural environment in general.

Please edit the bottom paragraph and footnote on p. 89 of the draft EA to read:

In summary, no new NRHP-eligible resources were identified during the survey. The Mitchelville archaeological site (38BU2301) was previously located within the Proposed Action APE. However, a Phase III data recovery investigations and associated public exhibits to mitigate adverse effects to the site was conducted in 2013. Therefore, no additional archaeological investigations or mitigation is needed at Site 38BU2301 for the Proposed Action. Additionally, it is recommended that there would be No Adverse Effect to the ~~three previously recorded NRHP-eligible or -listed archaeological property 38BU79/1151 (Fort Howell/ Mitchelville/Camp Baird). It is also recommended that there would be No Adverse Effect to the~~ previously recorded NRHP-eligible or -listed architectural properties (~~231- SHPO Site No. 5042 [Cherry Hill School]; 231- SHPO Site No. 5043 [Saint James Baptist Church]; 231- SHPO Site No. 5054 [Queen Chapel AME Church]; and Fort Howell~~ within the Proposed Action APE. The Proposed Action would not result in a change in the character of the properties' use. There are no direct or indirect effects anticipated to the Cherry Hill School (~~231- SHPO Site No. 5042~~), the Saint James Baptist Church property (~~231- SHPO Site No. 5043~~), or the Queen Chapel AME Church property (~~231- SHPO Site No. 5054~~) that would alter the character of the continued traditional use of the properties. SCDAH concurrence with ~~the results of the report have FAA's no adverse effect determination has~~ been received. (~~Add footnote citing this letter from our office, and include this letter and our letters to the Corps in the appendices~~)

~~-30 South Carolina Department of Archives & History (Keely Lewis, Archaeologist), "Hilton Head Airport Expansion and Improvements Tract, Beaufort County approval," e-mail message to Stacey Whitacre, September 6, 2019. -- Delete this footnote citation please.~~