



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, March 19, 2025, 2:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

- 1. Call to Order**
- 2. Pledge to the Flag**
- 3. Adoption of the Agenda**
- 4. Approval of the Minutes**
 - a. Regular Meeting Minutes of February 19, 2025
 - b. Special Meeting Minutes of March 3, 2025
- 5. Unfinished Business**
 - a. Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the current design regulations and requirements for open space and pathways in Major Subdivisions to include LMO Sections: 16-3-104, 16-3-105, 16-4-104, 16-5-103, 16-5-104, 16-5-107, 16-5-115, 16-6-102, 16-10-102, 16-10-105, and Appendices A & D - Missy Luick, Director of Planning
- 6. New Business**
 - a. **STDV-001544-2024** – Public Hearing for an application from Leander Cannick, owner of 11 Yucca Drive, to name a new street off Yucca Drive. The affected parcel is R510 005 000 006C 0000.
 - b. Public Hearing for Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the Residential Base Zoning District Standards for the RM-12, Moderate to High Density Residential District and the Workforce Housing Program, to include the following LMO Sections: 16-3-104 and 16-4-

105. - Missy Luick, Director of Planning

- c. Consideration of an Ordinance to Amend the Official Zoning Map with Respect to the 16 Parcels Located on Northpoint Circle to Rezone the Parcels from the Parks and Recreation (PR) District to the Moderate to High Density Residential (RM-12) District; and Providing for Severability and an Effective Date - First Reading - Missy Luick, Director of Planning
- d. Public Hearing for Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Chapter 16-5, Development and Design Standards, to add new Construction Management Standards as: 16-5-117. - Missy Luick, Director of Planning
- e. Consideration of the Capital Improvement Program Fiscal Year 2026 Priority Projects and recommendation to Town Council. - Jeff Netzing, Engineering and Projects Director
- f. **PPR-000119-2025** - Public Hearing request from the Town of Hilton Head Island for Public Project Review for a new restroom facility at Old Schoolhouse Park. The affected parcels are Beaufort County Tax Map Parcel number R511 007 000 0247 0000 and R511 007 000 0070 0000, located at 150 and 152 William Hilton Parkway. - Melissa Paul-Leto, Principal Planner

7. Public Comment - Non Agenda Items

8. Commission Business

9. Chairman's Report

- a. Recognition of outgoing Commissioner Albert Mealer

10. Staff Reports

- a. **DPR-001470-2024** – Request from Judd Carstens, of Whitmer, Jones, Keefer, Ltd., for Development Plan Review for the property located at 862 William Hilton Parkway for modifications to the existing building and site.

11. Adjournment

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, February 19, 2025, 2:00 PM Minutes

1. Call to Order

Chairman Siebold called the meeting to order at 2:13 pm. Present were Chairman Siebold, Ellen Whaley, Tom Henz, Joseph DuBois, and Ed Cordes.

2. Pledge to the Flag

3. Adoption of the Agenda

A motion to adopt the agenda as presented was made by Commissioner Henz. Commissioner Whaley seconded. The motion passed unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of January 15, 2025

Commissioner Cordes moved to approve the Minutes of January 15, 2025. Commissioner DuBois seconded. The Minutes of January 15, 2025 were unanimously approved.

5. Unfinished Business

6. New Business

- a. Public Hearing for Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the current design regulations and requirements for open space and pathways in Major Subdivisions to include sections: 16-3-104, 16-4-104, 16-5-104, 16-5-107, 16-5-115, 16-6-102, 16-10-102, 16-10-105, and Appendices A & D - Missy Luick, Director of Planning

Chairman Siebold introduced the item and declared the Public Hearing open. Missy Luick, Director of Planning, presented the ordinance which focused on improving common open space regulations and enhancing pedestrian and cyclist connectivity in new subdivisions. Following public comment and Commission discussion, the Public Hearing was closed.

Commissioner DuBois made a motion to recommend approval to Town Council as presented. The motion failed by a vote of 4 to 1.

Commissioner Henz made a motion to postpone further discussion and action on the

topic until the 3/19 Planning Commission Meeting, allowing Staff to clarify the amendment by: defining open space to include recreational areas but exclude single-family lots or natural water bodies, specifying shared ownership, defining criteria for common open space and sidewalks to reduce staff discretion, and applying the provisions to Minor Subdivisions. Commissioner DuBois seconded the motion, which passed unanimously.

- b.** Public Hearing for Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the procedures for Major Development Plan Reviews and Major Subdivision Plan Reviews to include the following sections: 16-2-101, 16-2-102, and 16-2-103 - Missy Luick, Director of Planning

Chairman Siebold introduced the item and declared the Public Hearing open. Missy Luick, Director of Planning, presented the ordinance which requires all major subdivisions and major development plans to be reviewed by the Planning Commission for recommendations and to allow the public to comment and increase permit process transparency. Following public comment and Commission discussion, the Public Hearing was closed.

Commissioner Henz made a motion to recommend approval to Town Council for the proposed amendment with the following changes: 1) asterisks added to the mandatory reviews for major and minor subdivisions and major and minor development plans and 2) changing the language from "Advisory Body" to "Planning Commission". Commissioner Cordes seconded. The motion passed unanimously.

7. Public Comment - Non Agenda Items

8. Commission Business

9. Chairman's Report

10. Staff Reports

11. Adjournment

Chairman Siebold adjourned the meeting at 3:20 pm.

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov



Town of Hilton Head Island PLANNING COMMISSION SPECIAL MEETING Monday, March 3, 2025, 4:00 PM Minutes

1. Call to Order

Chairman Siebold called the meeting to order at 4:00 p.m. Present were: Chairman Siebold, Vice-Chairman Campbell, Commissioners Whaley, Lobaugh, DuBois, Henz and Cordes.

2. Pledge to the Flag

3. Adoption of the Agenda

A motion to adopt the agenda as presented was made by Commissioner Henz and seconded by Vice-Chairman Campbell. The motion passed unanimously.

4. Approval of the Minutes

5. Unfinished Business

- a. Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Chapter 16-4, Use Standards, to add a new Adaptive Re-Use Hotel/Motel Conversion Program to the following section: 16-4-106.

Missy Luick, Planning Director, presented a proposal of the remanded text amendment. Ms. Luick highlighted the differences between the applicant's original proposal and the current presentation. Staff is recommending denial based on concerns and questions related to the original amendment including Property Management & Oversight, Public Notification & Transparency, Capacity & Living Conditions, Parking & Infrastructure, Workforce Housing Definition & Policy Alignment, Scope of Zoning Changes, Unit Size & Communal Amenities, Longevity & Future Use of Workforce Housing, Livability Considerations, Lack of Clarity on Transient Workers, and Rushed Timeline & Decision-Making. The applicant presented the specific changes to the Hotel/Motel Conversion Text Amendment since he last presented to Planning Commission. Chairman Siebold declared the Public Hearing open. Following Public Comment and Commission Discussion, the Public Hearing was closed.

A motion was made by Commissioner Whaley to follow Staff's recommendation for denial. Commissioner DuBois seconded the motion. The motion carried with a vote of 5 to 2. Vice Chairman Campbell and Commissioner Henz voted against.

6. New Business

7. Public Comment - Non Agenda Items

8. Commission Business

9. Chairman's Report

10. Staff Reports

11. Adjournment

The meeting adjourned at 5:23 pm.

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov



TOWN OF HILTON HEAD ISLAND

Planning Commission

TO: Planning Commission
FROM: Missy Luick, Director of Planning
CC: Shawn Leininger, Assistant Town Manager
CC: Marc Orlando, Town Manager
DATE: March 19, 2025
SUBJECT: Consideration of an Ordinance of the Town of Hilton Head Island to amend Title 16 of the Municipal Code, the Land Management Ordinance, to amend the current design regulations and requirements for Open Space and Pathways in Major Subdivisions to include Sections 16-3-104, 16-3-105, 16-4-104, 16-5-103, 16-5-104, 16-5-107, 16-5-115, 16-6-102, 16-10-102, 16-10-105, and Appendices A & D.

RECOMMENDATION:

Planning Commission consider an Ordinance of the Town of Hilton Head Island to amend Title 16 of the Municipal Code, the Land Management Ordinance, to amend the current design regulations and requirements for Open Space and Pathways in Major Subdivisions to include Sections 16-3-104, 16-3-105, 16-4-104, 16-5-103, 16-5-104, 16-5-107, 16-5-115, 16-6-102, 16-10-102, 16-10-105, and Appendices A & D., and forward a recommendation to Town Council. Town Staff recommends approval of the proposed text amendment.

UPDATE SINCE FEBRUARY 19, 2025 MEETING:

On February 19, 2025, the Planning Commission held a public hearing on the previous draft of this amendment. The following addresses how comments from that meeting have been addressed with the revised amendment associated with this review.

Section 16-5-104.B.2 was proposed to be struck in the previous draft of the LMO text amendment (included below for reference). Concerning applicability, the first subparagraph (B.1) under paragraph B states that Common Open Space Standards apply to any Major Subdivision. The subject language in subparagraph B.2 states that the open space standards also apply to Minor Subdivisions that are expanded to over five lots beyond the current subdivision limits. The LMO already designates an expansion of this nature as a Major Subdivision, so it is unnecessary to reiterate this language under paragraph B. However, Staff does not oppose retaining subparagraph B.2 if preferred by

the Planning Commission to provide increased clarity on the applicability of these standards.

The provisions of this section also shall apply to any Minor Subdivision (five or fewer lots) creating lots for residential development that is expanded onto adjacent parcels so the total number of lots in the subdivision is greater than five.

Regarding Section 16-5-104.C.3, this subparagraph was added to ensure that common open space is visually identifiable through specified design elements or recreational amenities. The previously proposed text allowed “other means approved by the Official” to be incorporated into the overall design to ensure the common open space is visually identifiable. Rather than itemizing an exhaustive list of possibilities, a reasonable level of discretion was contemplated.

However, concern was raised with the discretionary tone of this subparagraph. In response, subparagraph C.3 was revised to state “distinguished by elements including but not limited to signs, fencing, landscaping buffers...” Staff believes this language better reflects the intent of the requirement, which is to decide upon elements that create visually identifiable common open space.

Common open space must be visually identifiable, distinguished by elements including but not limited to signs, fencing, landscape buffers, trail systems, pools, sport facilities, or grass lawns.

Lastly, Staff believes it is essential to reference “reasonable rules and regulations” in Section 16-5-104.D.2. For instance, certain active recreation areas, such as a pool or ballfield, may have specified hours or days open for use, or there may be age restrictions on certain types of playground equipment. This section should be retained to ensure these types of common open spaces remain qualified to satisfy the requirements of this section.

The common open space shall be accessible to all residents of the subdivision development, subject to reasonable rules and regulations. Common open space may be dedicated for general public use; however, such dedication is not mandatory.

BACKGROUND:

Revitalize and Modernize the Economy is a focus area in the adopted Town Council 2023-2025 Strategic Action Plan. In fulfillment of this focus area, Strategy #1 Establish a Growth Management Strategy states the Town will:

“Successfully manage increasing and evolving future growth patterns in a manner that will ensure sustainability of Hilton Head Island’s unique character. Additionally, the Town must monitor economic and demographic trends, undertaking a comprehensive list of future planning activities, and proactively protecting the Island’s rich natural resources through appropriate design, regulation, and capital investment practices.”

In this regard, Town Council directed Town Staff to advance amendments to the Land Management Ordinance (LMO) in the 2024 Strategic Action Work Plan. The effort has been divided into two separate projects, the full LMO Overhaul and the priority amendments. The priority amendments include incremental changes to both the LMO and portions of the Municipal Code related to land management that address important and urgent issues in advance of the full LMO Overhaul. These priority amendments address pressing community development issues with the best short-term solution while minimizing unintended outcomes. Issues that require additional analysis and research or are more complex are recommended to be further explored during the full LMO Overhaul.

At the September 24, 2024, Town Council Workshop, Town staff received the following comments and direction regarding this proposed amendment design regulations and requirements for open space and pathways in Major Subdivisions.

1. Clarify the definition of common open space.
2. Remove detention facilities and natural water bodies from the definition. Add docks and boardwalks to the definition.
3. Remove the calculation of remnant open space that provides no value.
4. Add clarifying language and additional design standards for common open spaces to require higher quality design and improved functional access via pathways and other means.
5. Remove adjacent street and use buffer credit from open space calculations.
6. Require pedestrian connectivity within subdivisions and require connections to the Town's Multi-use Pathway system if such connectivity is located within reasonable proximity to the development.

SUMMARY OF AMENDMENT:

Updates to the Town's subdivision requirements are driven by public concerns arising from recent developments that do not fully align with the desired community standards. Issues such as excessive tree clearing, overly linear street layouts, architectural monotony, and inadequate open space and connectivity within and beyond subdivisions have led to concerns that the current subdivision regulations are not providing the desired outcomes. Currently, subdivision regulations are scattered across multiple sections of the LMO, creating a complex and interconnected regulatory framework. The challenge of regulating subdivisions lies in balancing the needs and interests of developers, local communities, and the natural environment.

Due to the intricate nature of these regulations, changes to subdivision requirements are best addressed as part of a comprehensive overhaul of the full LMO. However, the proposed priority amendments address specific, urgent concerns while providing a foundation for future, broader LMO revisions. The priority amendments for subdivision regulations focus on targeted improvements, specifically:

- Improving common open space regulations to better preserve the Island's character and ensure new developments align with community expectations; and
- Enhancing pedestrian and cyclist connectivity in new subdivisions.

Current regulations often allow poorly planned or underutilized open spaces, such as lagoons, wetlands, and small, fragmented areas that do not serve residents' needs. In newer subdivisions, open spaces tend to be isolated, inaccessible, or disconnected from key features like pathways or recreational areas. These limitations highlight the need for more thoughtful planning that ensures open spaces are usable and well-integrated into the neighborhood's overall design.

The proposed amendments focus on ensuring that common open spaces are well-planned, functional, and contribute positively to the overall development. These changes aim to balance the need for regulatory compliance with the creation of spaces that are accessible, connected, and environmentally sustainable, all while preserving the unique character of Hilton Head Island.

Further, the LMO does not mandate pathways or connections to existing transportation networks outside of subdivisions. This amendment seeks to rectify these gaps, ensuring safer and more accessible connections for pedestrians and cyclists in new developments.

ANALYSIS:

Proposed Amendments

The proposed priority amendments aim to refine the definition, calculation, and design standards for open space within development, emphasizing connectivity and design consistency. This amendment prioritizes functional, connected, and accessible common open space, enhancing the quality of life for residents. It enhances walkability, improves community integration, and ensures a cohesive aesthetic within the Town's developments.

The common open space and pathway connectivity requirements will only apply to major residential subdivisions outside of PD-1 that are platted after the effective date of this ordinance. They do not apply to minor subdivisions or family subdivisions.

The following table demonstrates how the proposed amendments address demonstrated issues.

Issue	Proposed Amendment
Clarify the definition of common open space. Remove detention facilities and natural water bodies from definition. Add docks and boardwalks to the definition.	Sec.16-10-105. General Definitions. Common Open Space. Any part of a development site, meeting the requirements of Section 16-5-104, that is not utilized for single-family lots, rights-of-way, streets, commercial structures, multifamily structures, parking and loading areas, detention/retention ponds, and natural water bodies. The following are included in the definition of common open space: golf courses, tennis courts, areas for other court games, swimming pools, pedestrian and bicycle paths, equestrian trails,

	play fields, picnic areas, horse paddocks, docks and boardwalks located entirely within the development parcel, places for people to gather, and passive recreation areas.
Add clarifying language and additional design standards for common open spaces to require higher quality design and improved functional access via pathways and other means. Remove calculation of remnant open space that provides no value.	Sec.16-5-104. Common Open Space Standards C. Common Open Space Requirement 3. Common open space must be visually identifiable, distinguished by elements including but not limited to signs, fencing, landscape buffers, trail systems, pools, sport facilities, or grass lawns. Sec.16-5-104. Common Open Space Standards D. Common Open Space Location and Configuration 1. Common open space shall be connected to all lots within the subdivision by pathways in accordance with Section 16-5-115 D.5. 2. The common open space shall be accessible to all residents of the subdivision development, subject to reasonable rules and regulations. Common open space may be dedicated for general public use; however, such dedication is not mandatory. 3. The design and establishment of common open space shall meet the following standards: - An area or multiple areas of common open space shall be planned for active or passive recreational use. - At least 75 percent of the common open space area shall be arranged in dimensions no less than 15 feet across in any direction. - At least 50 percent of the common open space shall be arranged in one contiguous area. For the purpose of this requirement, common open space areas divided by pathways, sidewalks, or streets that would otherwise be contiguous without the existence of the pathways, sidewalks, or streets shall be considered contiguous. - The arrangement and design of common open space shall prioritize the preservation of existing tracts of specimen and significant trees. The applicant shall demonstrate how these priority areas have been considered during the application process.

Remove adjacent street and use buffer credit from the open space calculations. Remove the calculation of remnant open space that provides no value.	Sec.16-5-103. Buffer Standards K. Credit Toward Open Space Adjacent street and use buffers required by this section may be credited against the common open space required by Sec. 16-5-104, Open Space Standards. See Exhibits 1-3 for examples of open space that will no longer qualify.
Require pedestrian connectivity within subdivisions and require connections to the Town's Multi-use Pathway system if such connectivity is located within reasonable proximity to the development.	Sec.16-5-115. Subdivision Standards D. Layout of Lots and Blocks 5. Pathway Connectivity. a. Pathways are required throughout subdivisions. The provisions of this subsection shall not apply to Minor Subdivisions and Family Subdivisions. b. Pathways shall provide direct connectivity between all lots and the subdivision's community amenities, including usable common open space, mailbox facilities, community buildings, and recreational areas. For the purpose of this requirement, a residential lot located across a street from a pathway within the same subdivision or adjacent to a common open space having a pathway is considered to be served by and connected to that pathway. c. Pathways shall be designed to provide connectivity from within the subdivision to: a. An existing pathway system located along an abutting right-of-way or easement, an existing pathway within an easement on the property, or a pathway on abutting Town-owned property; and b. Any pathway system planned within an adopted Town pathway plan or the Capital Improvement Program (CIP) located along an abutting right-of-way or easement, an existing pathway easement on the property, or an abutting Town-owned property. d. If the land proposed for a subdivision serves as a priority connection between existing pathways and is included in an adopted Town pathway plan, the pathway system shall be

	designed to connect the existing pathways through the subdivision or along abutting street right-of-way. This requirement shall not be construed as requiring off-site improvements other than within an abutting street right-of-way. e. Pathways are required unless sidewalks are demonstrated to be more appropriate. Sidewalks can be incorporated where walking and wheelchair use is more common, for shorter stretches where speeds are slower, and where they better fit the context and character of the development. f. Specific design standards for pathways and sidewalks are included by reference to associated professional manuals and statutes
	Sec.16-10-105. General Definitions Common Open Space Any part of a development site, meeting the requirements of Section 16-5-104, that is not utilized for single-family lots, rights-of-way, streets, commercial structures, multifamily structures, and parking and loading areas, detention/retention ponds, and natural water bodies. The following are included in the definition of common open space: golf courses, tennis courts, areas for other court games, swimming pools, pedestrian and bicycle paths, equestrian trails, play fields, picnic areas, horse stables paddocks, docks and boardwalks located entirely within the development parcel, places for people to gather, and passive recreation areas. Pathway An improved way for purposes of travel by non-motorized users outside the traveled way of vehicles and physically separated from the street by an open space or barrier and either within the street right-of-way or within an independent alignment. Most pathways are designed for two-way travel, and are generally constructed of asphalt. Pathways are used by cyclists, pedestrians, and other similar users. Pathways do not include sidewalks. Sidewalk An Improved surface intended for use by pedestrians located between the curb line or the lateral line of a

	street and the adjacent property line or on easements of private property. Sidewalks are generally constructed with concrete, asphalt or pavers.
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Exhibit 1: Example of Adjacent Street Buffer Open Space that Will No Longer Qualify

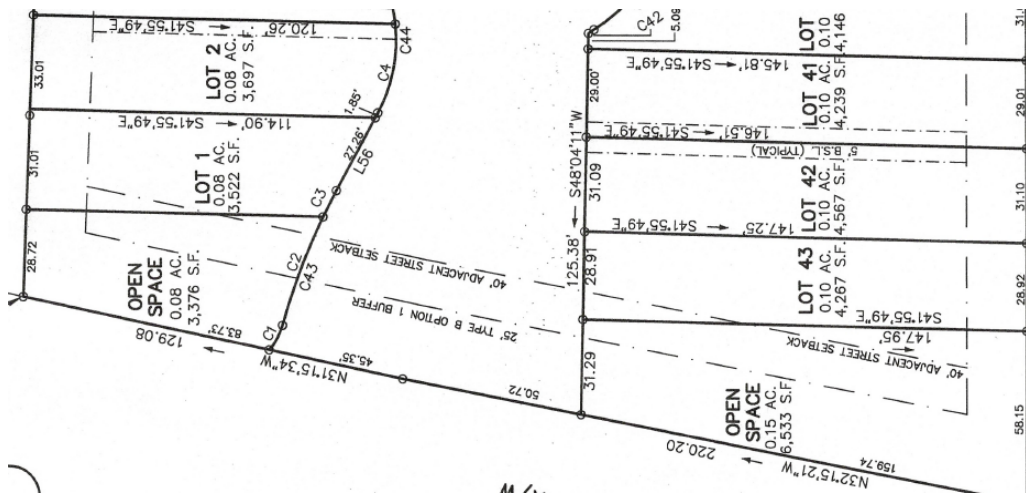


Exhibit 2: Example of Adjacent Use Buffer Open Space that Will No Longer Qualify

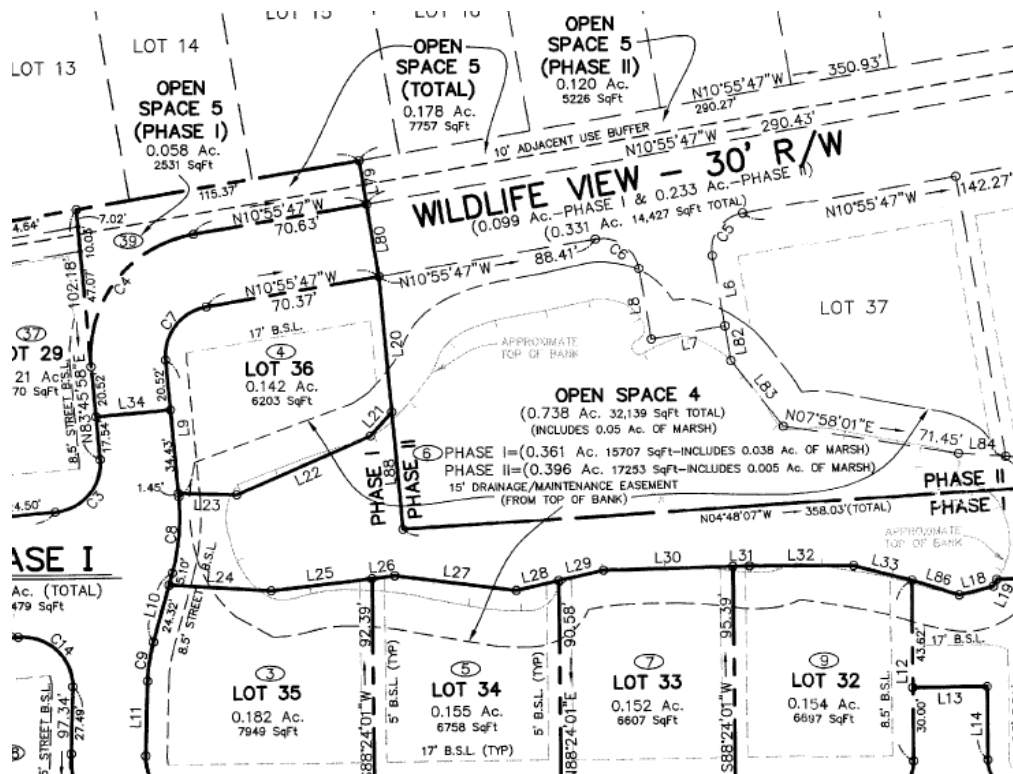


Exhibit 3: Example of Detention Pond Open Space that Will No Longer Qualify



Nonconformities

Chapter 16-7 provides standards for nonconformities. The purpose statement of the Nonconformities Chapter reads as follows, “the zoning regulations and development standards established by this Ordinance are designed to guide the future development and redevelopment of land within the Town by encouraging and regulating site development and appropriate groupings of compatible and related uses that promote and protect the public health, safety, and general welfare. While the Town recognizes the continued existence of nonconformities is generally inconsistent with the purpose and intent of this Ordinance, it also recognizes this Ordinance needs to provide flexibility to encourage redevelopment of nonconforming development if it lessens the degree of the nonconformity and if redevelopment is consistent with the goals of the Comprehensive Plan and the district in which the development is located. This Chapter provides for the regulation of nonconforming uses, structures, signs, and site features, and specifies those circumstances and conditions under which such nonconformities are allowed to continue and redevelop.”

Common open space and pathways established as part of previously approved and developed Major Subdivisions may become nonconforming with the new requirements proposed in this amendment. However, these elements of Major Subdivisions may continue to exist as nonconforming site features without the need for upgrades or compliance.

Chapter 16-7 outlines standards for nonconformities within the Town, acknowledging the need for flexibility in redevelopment while ensuring alignment with the Comprehensive

Plan and district goals. Redevelopment, expansion, or relocation of legally nonconforming structures or legally conforming site features must adhere to Chapter 16-7.

Text Amendment Review Standards

Section 16-2-103.B.3 of the LMO provides standards for the review of Text Amendments and states the following:

“In determining whether to recommend that Town Council adopt or deny the proposed text amendment, the Planning Commission may weigh the relevance of and consider whether and the extent to which the proposed Text Amendment:

- a. Is in accordance with the Comprehensive Plan;
- b. Is required by changed conditions;
- c. Addresses a demonstrated community need;
- d. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town;
- e. Would result in a logical and orderly development pattern; and
- f. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.”

The proposed text amendment aligns with the review criteria, as it:

- 1. Supports the Comprehensive Plan which includes goals for preserving Hilton Head Island’s character, enhancing connectivity, and ensuring well-integrated open spaces. Our Plan’s Strategies and Tactics for Our Place states to, “evaluate, develop, and maintain standards that preserve and enhance the natural and physical environments that reflect the character of the Island.”
- 2. Responds to changing conditions by avoiding fragmented, underutilized, and unconnected spaces observed in certain developments;
- 3. Addresses a demonstrated community need for functional, accessible, and environmentally sustainable developments;
- 4. Is consistent with the purpose and intent of the zoning districts by accommodating a comfortable, healthy, safe, and pleasant environment in which to live and recreate;
- 5. Ensures that open spaces serve residents effectively and subdivisions connect to broader transportation networks, promoting logical and orderly growth and safe bicycle and pedestrian facilities; and
- 6. Minimizes adverse impacts on the natural environment by preserving common open space and natural areas in Major Subdivisions and promotes non-motorized transportation options.

RECOMMENDATION:

Planning Commission consider an Ordinance of the Town Of Hilton Head Island to amend Title 16 of the Municipal Code, the Land Management Ordinance, to amend the current design regulations and requirements for Open Space and Pathways in Major Subdivisions to include Sections 16-3-104, 16-3-105, 16-4-104, 16-5-103, 16-5-104, 16-5-107, 16-5-115, 16-6-102, 16-10-102, 16-10-105, and Appendices A & D., and forward a recommendation to Town Council. Town Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION ACTION:

LMO Sec.16-2-103-B.2.d states that the Planning Commission's recommendation shall be based on the standards in Sec. 16-2-103.B.3, Ordinance Text Amendment Review Standards.

The Planning Commission has the following options when considering this agenda item. These include:

1. Recommend approval to Town Council.
2. Recommend denial to Town Council.
3. Recommend approval with conditions to Town Council.

ATTACHMENTS:

1. Ordinance
2. Text Amendment

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO.: 2025-_____

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND TO AMEND CHAPTER 16 OF THE MUNICIPAL CODE, THE LAND MANAGEMENT ORDINANCE, TO AMEND THE CURRENT DESIGN REGULATIONS AND REQUIREMENTS FOR OPEN SPACE AND PATHWAYS IN MAJOR SUBDIVISIONS TO INCLUDE SECTIONS: 16-3-104, 16-3-105, 16-4-104, 16-5-103, 16-5-104, 16-5-107, 16-5-115, 16-6-102, 16-10-102, 16-10-105, AND APPENDICES A & D FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town Council for the Town of Hilton Head Island, South Carolina, has identified a continued need for the adoption of LMO Amendments to address needs and issues in the Town as such arise; and,

WHEREAS, the Town Council finds that an amendment to the Land Management Ordinance to address development and design standards for major residential subdivisions by improving the definition and regulations is needed to promote the design and development of more functional common open space; and,

WHEREAS, the Town Council also finds that an amendment to the Land Management Ordinance to address development and design standards for major residential subdivisions is needed to require pathway connectivity for cyclists, pedestrians, users of manual and motorized wheelchairs, and other similar authorized non-motorized users; and,

WHEREAS, on February 19, 2025, the Planning Commission held a Public Hearing to consider the proposed amendments related to requirements for common open space and pathways in major residential subdivisions, and the public had an opportunity to comment on the proposed amendments; and,

WHEREAS, on March 19, 2025, the Planning Commission voted ____ to recommend adoption of the amendments to the definition and regulations for common open space and the requirements for pathway connectivity; and,

WHEREAS, on April 21, 2025, the Community Services & Public Safety Committee voted ____ to recommend adoption of the amendments to the definition and regulations for common open space and the requirements for pathway connectivity; and,

WHEREAS, the Town Council finds it is in the best interest of the Town and the health, safety, and welfare of its citizens, residents, and visitors to amend the Land Management Ordinance by amending the definition and regulations for common open space and the requirements for pathway connectivity.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS HEREBY ORDERED AND ORDAINED BY AND UNDER AUTHORITY OF SAID TOWN COUNCIL, AS FOLLOWS:

Section 1. Amendment. That the Land Management Ordinance is amended as shown on Exhibit “A” to this Ordinance. Newly added language is illustrated with double underline and deleted language is illustrated with ~~strikethrough~~.

Section 2. Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS _____ DAY OF _____, 2025.

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

Alan R. Perry, Mayor

ATTEST:

Kimberly Gammon, Town Clerk

First Reading:

Second Reading:

APPROVED AS TO FORM:

Curtis L. Coltrane, Town Attorney

Introduced by Council Member:

Chapter 16-3: Zoning Districts

Sec.16-3-104. Residential Base Zoning Districts

B. Residential Single-Family-3 (RSF-3) District

RSF-3 Residential Single-Family-3 District				
3. Development Form Standards				
MAX. DENSITY (PERNET ACRE)			LOT COVERAGE	
Residential	3 du		Max. <i>Impervious Cover</i> for All Development Except <i>Single-Family</i>	35%
Nonresidential	6,000 GFA			
MAX. BUILDING HEIGHT			Min. <i>Open Space</i> <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%
All Development	35 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable				

(Revised 3-7-2023 - Ordinance 2023-04)

C. Residential Single-Family-5 (RSF-5) District

RSF-5 Residential Single-Family-5 District				
3. Development Form Standards				
MAX. DENSITY (pernet Acre)			LOT COVERAGE	
Residential	5 du		Max. <i>Impervious Cover</i> for All Development Except <i>Single-Family</i>	35%
Nonresidential	6,000 GFA			
MAX. BUILDING HEIGHT			Min. <i>Open Space</i> <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%

All Development	35 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable			

(Revised 3-7-2023 - Ordinance 2023-04)

D. Residential Single-Family-6 (RSF-6) District

RSF-6				
Residential Single-Family-6 District				
3. Development Form Standards				
MAX. DENSITY (per NET ACRE)			LOT COVERAGE	
Residential	6 du		Max. Impervious Cover for All Development Except Single-Family	35%
Nonresidential	6,000 GFA		Min. Open Space Common Open Space for Major Residential Subdivisions	16%
MAX. BUILDING HEIGHT				
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES:				
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable				

(Revised 3-7-2023 - Ordinance 2023-04)

E. Low to Moderate Density Residential (RM-4) District

RM-4 Low to Moderate Density Residential District			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)²		LOT COVERAGE	
Residential ²	4 du (6 du if lot area is at least 3 acres; 8 du	Max. Impervious Cover for All Development Except Single-Family ¹	35%

	if lot area is at least 5 acres)		
Bed and Breakfast	10 rooms		
Nonresidential	6,000 GFA		Min. Open Space <u>Common Open Space</u> for Major Residential <u>Subdivisions</u> 16%
MAX. BUILDING HEIGHT			
All Development	35 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable			
1. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.			
2. Density for development that includes the Workforce Housing shall be determined based on Sec. 16-4-105.A.			

(Revised 4-18-2017 - Ordinance 2017-05; revised 9-17-2019 - Ordinance 2019-20; revised 11-18-2020 - Ordinance 2020-27; revised 2-16-2021 - Ordinance 2021-02; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

F. Moderate Density Residential District (RM-8) District

RM-8				
Moderate Density Residential District				
3. Development Form Standards				
MAX. DENSITY (PERNET ACRE) ²			LOT COVERAGE	
Residential	8 du		Max. <i>Impervious Cover</i> for All <i>Development</i> Except <i>Single-Family</i> ¹	35%
Nonresidential	6,000 GFA			
MAX. BUILDING HEIGHT			Min. <i>Open Space</i> <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%
All <i>Development</i>	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES:				
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable				
1. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.				

(Revised 9-17-2019 - Ordinance 2019-20; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

G. Moderate to High Density Residential District (RM-12) District

RM-12 Moderate to High Density Residential District			
3. Development Form Standards			
MAX. DENSITY (PERNET ACRE)¹		LOT COVERAGE	
Residential	12 du	Max. <i>Impervious Cover</i> for All	35%
Nonresidential	6,000 GFA	<i>Development</i> Except <i>Single-Family</i>	
MAX. BUILDING HEIGHT		Min. <i>Open Space</i> <i>Common Open Space</i> for	16%
		Major Residential	
		<i>Subdivisions</i>	
All <i>Development</i>	45 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES:			
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable			
1. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.			

(Revised 9-17-2019 - Ordinance 2019-20; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

Sec.16-3-105. Mixed-Use and Business Districts

B. Coligny Resort (CR) District

CR Coligny Resort District	
3. Development Form Standards	
MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS	
Adjacent Street Setbacks	Along major and minor arterials, the minimum adjacent <i>street</i> setback distance shall be 30' as follows:

	• The first 15' of the setback (measured parallel to the required street setback starting from the property line along the street and moving inward) shall include a minimum 5' landscaped area. This landscaped area shall have one street tree planted every 25' along the street frontage. The remaining area may contain a pathway and shall not contain tables, chairs and fountains.		
	• The second 15' of the setback (measured parallel to the required setback starting from the required setback line and moving towards the street) may include plazas, courtyards, tables and chairs, pervious pavers, landscaping and fountains.		
	• The setback angle shall be 60°.		
	Along other streets , the minimum adjacent street setback distance shall be 20' as follows:		
	• The first 15' of the setback (measured parallel to the required street setback starting from the property line along the street and moving inward) shall include a minimum 5' landscaped area. This landscaped area shall have one street tree planted every 25' along the street frontage. The remaining area may contain a pathway.		
	• The remaining 5' of the setback (measured parallel to the required setback starting from the required setback line and moving towards the street) may pervious pavers, fountains and benches.		
	• The setback angle shall be 60°.		
	Awnings, balconies and overhangs may occupy these setback areas.		
Adjacent Use Setbacks	The adjacent use setback standards set forth in Sec. 16-5-102.D, Adjacent Use Setback Requirements, shall apply only along the perimeter of the CR district.		
MODIFIED ADJACENT STREET BUFFER STANDARDS			
There are no adjacent street buffers in the CR zoning district.			
MAX. DENSITY (PERNET ACRE)			
All development	Undefined, but limited by applicable design and performance standards such as height and parking	Max. Impervious Cover	n/a
		Min. Open Space Common Open Space for Major Residential Subdivisions	n/a
Residential ²			
MAX. BUILDING HEIGHT			
All development	36 ft along the adjacent street setback line; 60 ft once the setback angle is attained		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable 1. Where all required parking spaces are located within a parking structure (e.g., parking deck or parking garage), the standards for the minimum number of parking spaces shall be reduced by 20 percent. 2. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.			

(Revised 4-18-2017 - Ordinance 2017-05; revised 12-5-2017 - Ordinance 2017-19; revised 11-4-2020 - Ordinance 2020-26)

D. Light Commercial (LC) District

LC Light Commercial District				
3. Development Form Standards				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential ⁴	4 du		Max. <i>Impervious Cover</i>	60%
<i>Hotel</i>	35 rooms		Min. <i>Open Space</i> <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential ^{1,2}	10,000 GFA			
MAX. BUILDING HEIGHT				
All <i>Development</i>	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable 1. The <i>gross floor area</i> per <i>building</i> shall be 20,000 square feet for <i>buildings</i> devoted to <i>Commercial Services</i> or <i>Industrial Uses</i> . 2. Each <i>building</i> shall be separated by a minimum of 15 feet. 3. The minimum number of off-street parking spaces for <i>mixed-use development</i> that contains <i>workforce housing</i> shall be calculated based on Section 16-5-107.D.2. 4. For <i>development</i> that converts nonresidential square footage to residential <i>use</i> refer to Sec. 16-10-102.B.1.				

(Revised 5-17-2016 - Ordinance 2016-07; revised 9-17-2019 - Ordinance 2019-20; revised 11-4-2020 - Ordinance 2020-26; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

F. Main Street (MS) District

MS Main Street District				
3. Development Form Standards				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential	12 du		Max. <i>Impervious Cover</i>	60%
<i>Bed and Breakfasts</i>	10 rooms			
<i>Hotel</i>	35 rooms		Min. <i>Open Space</i> <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	9,000 GFA			

MAX. BUILDING HEIGHT			
All <i>Development</i>	45 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable			

(Revised 4-18-2017 - Ordinance 2017-05; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

G. Marshfront (MF) District

MF

Marshfront District

3. Development Form Standards

MAX. DENSITY (PERNET ACRE) ²			LOT COVERAGE	
Residential ¹	Along major arterials	4 du (8 du if <i>lot</i> area is at least 3 acres)	Max. <i>Impervious Cover</i>	60%
	Along other <i>streets</i>	6 du (10 du if <i>lot</i> area is at least 3 acres)	Min. <i>Open Space</i> <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<i>Bed and Breakfasts</i>		10 rooms		
Nonresidential		7,000 GFA		
MAX. BUILDING HEIGHT				
All <i>Development</i>		45 ft		

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = *dwelling units*; sf = square feet; GFA = *gross floor area* in square feet; ft = feet; n/a = not applicable

1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.

2. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

(Revised 4-18-2017 - Ordinance 2017-05; revised 9-17-2019 - Ordinance 2019-20; revised 11-4-2020 - Ordinance 2020-26; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

I. Mitchelville (MV) District

MV

Mitchelville District

3. Development Form Standards

MAX. DENSITY (PERNET ACRE) ³			LOT COVERAGE	
Residential ¹	12 du		Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms			
<i>Hotel</i>	35 rooms		Min. <i>Open Space</i> <u><i>Common Open Space</i></u> for Major Residential <i>Subdivisions</i>	16%
<i>Interval Occupancy</i>	12 du			
Nonresidential	8,000 GFA			
MAX. BUILDING HEIGHT				
All <i>Development</i>	75 ft			

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = *dwelling units*; sf = square feet; GFA = *gross floor area* in square feet; ft = feet; n/a = not applicable

1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.

2. The minimum number of off-street parking spaces for mixed-use or multifamily development that contains workforce housing shall be calculated based on Section 16-5-107.D.2.

3. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

(Revised 4-18-2017 - Ordinance 2017-05; revised 12-5-2017 - Ordinance 2017-19; revised 9-17-2019 - Ordinance 2019-20; revised 8-18-2020 - Ordinance 2020-19; revised 11-4-2020 - Ordinance 2020-26; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15)

J. Neighborhood Commercial (NC)

NC Neighborhood Commercial District				
3. Development Form Standards				
MAX. DENSITY (PERNET ACRE) ²			LOT COVERAGE	
Residential ¹	4 du		Max. <i>Impervious Cover</i>	45%
Nonresidential	3,000 GFA		Min. <i>Open Space</i> <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%
MAX. BUILDING HEIGHT				

All Development	35 ft ²		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable			
1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.			
2. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.			

(Revised 9-17-2019 - Ordinance 2019-20; revised 11-4-2020 - Ordinance 2020-26; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

L. Resort Development (RD) District

RD

Resort Development District

3. Development Form and Parameters

MAX. DENSITY (PERNET ACRE)			LOT COVERAGE	
Residential ^{1, 2}	16 du		Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms			
<i>Interval Occupancy</i>	16 du			
<i>Hotel</i> ¹	35 rooms		Min. <i>Open Space</i> <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	8,000 GFA			
MAX. BUILDING HEIGHT				
<i>Non Single-Family Development</i> on property landward of South Forest Beach Drive	60 ft			
All Other <i>Non Single-Family Development</i>	75 ft			
<i>Single-Family Development</i>	45 ft			

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = *dwelling units*; sf = square feet; GFA = *gross floor area* in square feet; ft = feet; n/a = not applicable

[1] In order to promote flexibility, an *office, eating establishment* or *commercial services use* that is accessory to and within an existing residential or *hotel structure* may be converted to a residential *unit* or *units* upon the *Official's* determination that the *development* can support the required amount of parking. The alteration shall

not expand beyond the footprint of the existing residential or **hotel structure**.

2. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.

(Revised 5-17-2016 - Ordinance 2016-07; revised 4-18-2017 - Ordinance 2017-05; revised 4-18-2017 - Ordinance 2017-06; revised 11-4-2020 - Ordinance 2020-26; revised 7-20-2021 - Ordinance 2021-15)

M. Sea Pines Circle (SPC) District

SPC Sea Pines Circle District

3. Development Form Standards

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	12 du	Max. <i>Impervious Cover</i>	60%
Nonresidential	10,000 GFA	Min. <i>Open Space</i> <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%

MAX. BUILDING HEIGHT

All <i>Development</i>	45 ft
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USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units***; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable

1. ***Islander Mixed-Use*** has undefined density but limited by applicable design and performance standards such as height and parking.

(Revised 4-18-2017 - Ordinance 2017-05; revised 3-7-2023 - Ordinance 2023-04; revised 10-3-2023 - Ordinance 2023-12)

N. Stoney (S) District

S Stoney District

3. Development Form and Parameters

MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS

Adjacent Street Setback	Except along major or minor arterials, the adjacent street setback distance established in Sec. 16-5-102.C, Adjacent Street Setback Requirements, may be reduced by up to 30 percent, provided the <i>applicant</i> demonstrates there is no other feasible or practicable alternative that will accommodate a permitted <i>use</i> on the site in compliance with all other requirements of the LMO and the required adjacent street buffer can be provided.
Adjacent Use Setback	The adjacent use setback distance established in Sec. 16-5-102.D, Adjacent Use Setback Requirements, may be reduced to ten feet where a public park adjoins

	another public park, or where a nonresidential use other than an industrial use adjoins another nonresidential use other than an industrial use		
MAX. DENSITY (PERNET ACRE)³			LOT COVERAGE
Residential ¹	10 du		Max. Impervious Cover 50%
Bed and Breakfasts	10 rooms		
Hotel	35 rooms		Min. Open Space Common Open Space for Major Residential Subdivisions 16%
Nonresidential	7,000 GFA		
MAX. BUILDING HEIGHT			
All Development	45 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES:			
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable			
1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.			
2. The minimum number of off-street parking spaces for mixed-use development that contains workforce housing shall be calculated based on Section 16-5-107.D.2.			
3. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.			

(Revised 4-18-2017 - Ordinance 2017-05; revised 9-17-2019 - Ordinance 2019-20; revised 11-4-2020 - Ordinance 2020-26; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

O. Waterfront Mixed-Use (WMU) District

WMU			
Waterfront Mixed-Use District			
3. Development Form Standards			
MAX. DENSITY (PERNET ACRE)^{1, 5}			LOT COVERAGE
Residential ³	16 du		Max. Impervious Cover 50%
Bed and Breakfasts	10 rooms		
Hotel	35 rooms		Min. Open Space Common Open Space for Major Residential Subdivisions 16%
Interval Occupancy	16 du		
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT^{2, 3}			
All Development	75 ft		

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. For purposes of calculating new **density**, only 25% of total square footage devoted to boat dry storage facilities shall be counted.
2. Where a **parcel** in the WMU District adjoins a zoning district with a **height** limit lower than that in the WMU District, no part of a **building** on the WMU-zoned **parcel** shall exceed a **height** equal to the **height** limit in the adjoining district plus 1 foot, or major fraction thereof, for each foot of horizontal distance from the adjoining district.
3. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.
4. The minimum number of off-street parking spaces for mixed-use development that contains workforce housing shall be calculated based on Section 16-5-107.D.2.
5. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

(Revised 11-3-2015 - Ordinance 2015-23; revised 4-18-2017 - Ordinance 2017-05; revised 9-17-2019 - Ordinance 2019-20; revised 11-4-2020 - Ordinance 2020-26; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15)

Chapter 16-4: Use Standards

Sec.16-4-104. Temporary Uses and Structures

D. Use-Specific Conditions for Temporary Uses and Structures

6. Outdoor Seasonal Sales of Christmas Trees and Pumpkins

A merchant may display and sell Christmas **trees** and pumpkins on a temporary basis, without establishing a permanent place of business, subject to the following conditions. [Note: The outdoor display and sale/rental of goods as accessory to an already established business is subject to the provisions of Sec. 16-4-103.E.5, Outdoor Storage (as an accessory use).]

- a. The property contains an area not currently used that will support the proposed temporary sale of Christmas **trees** or pumpkins without encroaching into or creating a negative impact on existing vegetated areas, common open space, landscaping, **trees**, traffic movements, parking-space availability, or pedestrian **access**.
- b. The display of the Christmas **trees** or pumpkins shall not occur in the public **right-of-way**.
- c. Any tent or other temporary **structure** shall be located so as not to interfere with the normal operations of any permanent **use** located on the property.

-
- d. The temporary display or sale of the Christmas **trees** or pumpkins shall not cause interference with the movement of emergency vehicles to such an extent that adequate police, fire, or other emergency services cannot be provided.
 - e. The sales activity shall not last longer than 45 days.
 - f. The vendor, with the approval of the **Official**, may use a **recreational vehicle** to live on the site.

Chapter 16-5: Development and Design Standards

Sec.16-5-103. Buffer Standards

K. Credit Toward Open Space

Adjacent street and use buffers required by this section may be credited against the ~~common open space~~ required by Sec. 16-5-104, Open Space Standards.

(Ord. No. 2015-23, 11-3-2015)

Sec.16-5-104. Common Open Space Standards

B. Applicability

1. The provisions of this section apply to any Major Subdivisions (six or more **lots**) creating **lots** for residential **development**, unless expressly exempted in this section.
2. The provisions of this section also shall apply to any Minor Subdivision (five or fewer **lots**) creating **lots** for residential **development** that is expanded onto **adjacent parcels** so the total number of **lots** in the **subdivision** is greater than five.
3. The provisions of this section do not apply to **Family Subdivisions**.

C. Common Open Space Requirement

1. At least 16 percent of the **land** within the **subdivision** shall consist of **common open space** meeting the requirements of this section.
2. **Common open space** shall be depicted on any plat of the **development** submitted for approval and labeled "common open space."
3. **Common open space** must be visually identifiable, distinguished by elements including but not limited to signs, fencing, landscape buffers, trail systems, pools, sport facilities, or grass lawns.

D. Common Open Space Location and Configuration

Required ~~common open space~~ shall be reasonably accessible from all parts of the ~~subdivision~~, especially by ~~pathways~~.

1. **Common open space** shall be connected to all lots within the **subdivision** by **pathways** in accordance with Section 16-5-115.D.5.

-
2. The **common open space** shall be accessible to all residents of the **subdivision** development, subject to reasonable rules and regulations. **Common open space** may be dedicated for general public use; however, such dedication is not mandatory.
 3. The design and establishment of **common open space** shall meet the following standards:
 - a. An area or multiple areas of **common open space** shall be planned for active or passive recreational use.
 - b. At least 75 percent of the **common open space** area shall be arranged in dimensions no less than 15 feet across in any direction.
 - c. At least 50 percent of the **common open space** shall be arranged in one contiguous area. For the purpose of this requirement, **common open space** areas divided by **pathways, sidewalks, or streets** that would otherwise be contiguous without the existence of the **pathways, sidewalks, or streets** shall be considered contiguous.
 - d. The arrangement and design of **common open space** shall prioritize the preservation of existing tracts of **specimen** and **significant trees**. The **applicant** shall demonstrate how these priority areas have been considered during the application process.

E. Ownership, Management and Maintenance of Common Open Space

Common open space shall be maintained so that its use and enjoyment as **common open space** is not diminished or destroyed. Ownership of **common open space** shall be subject to deed restrictions or recorded covenants and restrictions that prevent **development** or subsequent **subdivision** of the **common open space** and provide responsibility for **maintenance** of the **common open space**.

Sec.16-5-107. Parking and Loading Standards

H. Off-Street Parking Alternatives

5. Deferred Parking

d. Maintenance of Reserve Areas as Common Open Space

As long as areas are reserved for future parking, they shall be maintained as **common open space**, without any clearing of **trees**. During such time, the reserve areas shall not count as **common open space** for purposes of complying with Sec. 16-5-104, **Common Open Space** Standards, and shall count as **impervious surface** for purposes of complying with Sec. 16-5-109, **Stormwater Management and Erosion and Sedimentation Control Standards**.

e. Deferred Parking Agreement

- i. A deferred parking agreement shall be included as part of any **development** approval which includes deferred parking. The agreement shall incorporate by reference the deferred parking plan and agreement by the owner to reserve a future parking area as **common open space** consistent with the deferred parking plan, and assurances that a parking demand study will be completed in accordance with the terms of the **development** approval and this section, and additional parking provided, if determined necessary.
- ii. An attested copy of an approved and executed agreement shall be recorded with the Beaufort County Register of Deeds before issuance of a **Building Permit** or Certificate of Occupancy for any **use** subject to deferred parking.

-
- iii. Any termination of a deferred parking agreement does not negate the **developer's** and owner's obligation to comply with parking requirements of this **Ordinance**. Failure to comply shall constitute a violation.

Sec.16-5-115. Subdivision Standards

A. Purpose and Intent

The purpose of **subdivision** layout is to create a functional and attractive **development** with infrastructure and **lots** appropriately sized and located to minimize adverse impacts. The intent of this section is to provide clear requirements and guidelines for **subdivision** design for both Major and Minor Subdivisions.

Subdivisions should promote the health, safety, convenience, order, prosperity and welfare of the present and future residents of the **Town** by:

- a. Providing for the orderly growth and **development** of the **Town**;
- b. Coordinating with the existing **street** system, transportation plans, and public facilities;
- c. Providing **right-of-way** for **street** and vehicular **easements**;
- d. Avoiding congestion and overcrowding and encouraging proper arrangement of **streets** in relation to existing planned **streets**;
- e. Ensuring there is adequate **common open space** and recreation facilities; and
- f. Ensuring there is proper recordation of **land** ownership.

C. General Requirements

- 1. Layout of the **subdivision** shall be based on complete **site** analysis. **Streets** and **lots** shall be designed to preserve significant trees, stands of trees and understory vegetation and situated to minimize alteration of natural and historic **site** features to be preserved.
- 2. The **subdivision** layout shall consider the practicality and economic feasibility of **development** of individual **lots** including the environmental characteristics, size of the **site**, and the requirements of this **Ordinance**.
- 3. The applicant is required to demonstrate that they have made all reasonable efforts to preserve unique and fragile elements on site, including but not limited to wetlands, significant stands of **trees** and individual **trees** of significant size, with **development** reserved for environmentally stable areas.

(Revised 1-7-2020 - Ordinance 2020-02; revised 3-7-2023 - Ordinance 2023-04)

- 4. **Common Open-open space** and recreational areas shall be planned in accordance with Sec. 16-5-104, **Common Open Space Standards**.
- 5. **Lots** shall be situated so that stormwater may be easily directed away from **buildings** in subsequent **site-specific development**. **Lots** shall be configured so that **buildings** and general **flood** sensitive **site** facilities can be located out of drainageways. **Subdivisions** shall be designed so as to comply with Sec. 16-5-109, Stormwater Management and Erosion and Sedimentation Control Standards.
- 6. All **lots** shall have the **access** required by Sec. 16-5-105.I, Access to Streets.

D. Layout of Lots and Blocks

- 1. Subdivisions may be laid out in conventional, cluster, **zero lot line**, or a combination of block/ lot designs.

(Revised 7-21-2020 - Ordinance 2020-16)

2. The **lot** configuration and shape shall provide appropriate **sites** for **buildings**, and be properly related to topography, natural elements, existing significant trees and stands of trees, **access**, drainage and utilities, and conform to all requirements of this **Ordinance**.

(Revised 1-7-2020 - Ordinance 2020-02)

3. The dimensions of **corner lots** shall permit the required minimum setbacks from **streets** (see Sec. 16-5-102, Setback Standards) and required **site** triangles (see Sec. 16-5-105.H.4, Sight Triangles).
4. The number of **lots** within a block shall be as appropriate for the location and the type of **development** contemplated, as practical. Visual monotony created by excessive blocks of **lots** which are not interrupted by intersections, **common open space**, buffers, trees or features shall be avoided.

(Revised 1-7-2020 - Ordinance 2020-02)

5. ~~Pathways and sidewalks are encouraged throughout the subdivision. Pathways and sidewalks may be required by the Official to provide circulation or access to schools, playgrounds, shopping, or other community facilities. Interconnection with other pathways and sidewalks is also desirable.~~Pathway Connectivity.

- a. Pathways are required throughout subdivisions. The provisions of this subsection shall not apply to Minor Subdivisions and Family Subdivisions.

- b. Pathways shall provide direct connectivity between all lots and the subdivision's community amenities, including usable common open space, mailbox facilities, community buildings, and recreational areas. For the purpose of this requirement, a residential lot located across a street from a pathway within the same subdivision or adjacent to a common open space having a pathway is considered to be served by and connected to that pathway.

- c. Pathways shall be designed to provide connectivity from within the subdivision to:

- i. An existing pathway system located along an abutting right-of-way or easement, an existing pathway within an easement on the property, or a pathway on abutting Town-owned property; and

- ii. Any pathway system planned within an adopted Town pathway plan or the Capital Improvement Program (CIP) located along an abutting right-of-way or easement, an existing pathway easement on the property, or an abutting Town-owned property.

- d. If the land proposed for a subdivision serves as a priority connection between existing pathways and is included in an adopted Town pathway plan, the pathway system shall be designed to connect the existing pathways through the subdivision or along abutting street right-of-way. This requirement shall not be construed as requiring off-site improvements other than within an abutting street right-of-way.

- e. As an alternative to pathway construction, a sidewalk may be approved by the Official if the proposed subdivision abuts a street with an existing sidewalk network or if the character or design of the proposed subdivision would clearly benefit from incorporating sidewalks instead of pathways. The incorporation of sidewalks shall meet all other requirements of this section. The Official may determine that a sidewalk is preferable over a pathway if:

- i. Spacing is not sufficient for a pathway based on existing natural features, infrastructure, utilities, easements, or built features;

ii. It would connect seamlessly to existing infrastructure;

iii. It would be more consistent with the design characteristics of the proposed **subdivision** and abutting **development**;

iv. The travel distance of the proposed route is significantly shorter than areas typically suitable for **pathways**; or

v. It would encourage slower travel speeds in areas of higher congestion.

f. **Pathways** or **sidewalks** shall be designed and constructed in accordance with the fifth edition of the AASHTO Guide for the Development of Bicycle Facilities and meet the accessibility guidelines promulgated under the Americans with Disabilities Act (ADA).

E. Zero Lot Line Residential Subdivisions

1. **Zero lot line residential subdivisions** are permitted in the following zoning districts: RM-4, RM-8, RM-12, SPC, MS, WMU, S, MF, MV, NC, LC and RD.
2. All **lots** created in a **zero lot line residential subdivision** shall be buildable lots (the appropriate size to construct a home) and shall be a minimum of .05 acres in size with a minimum **lot** width of 20 feet.
3. All lots in a **zero lot line residential subdivision** shall have a 50% maximum impervious coverage.
4. **All zero lot line residential subdivisions** shall provide 16% minimum common open space.
5. No structure shall be located closer than ten feet from adjacent property lines, with the exception of structures that have a wall that rests on a common property line.
6. Where a proposed **zero lot line residential subdivision** is adjacent to an existing single family detached residential neighborhood or use, a setback of 20 feet is required along the perimeter of the proposed subdivision.
7. Where a proposed **zero lot line residential subdivision** is adjacent to an existing single family detached residential neighborhood or use, a Type A buffer, Option 1, is required along the perimeter of the proposed subdivision.
8. A **zero lot line residential subdivision** is not permitted on existing **lots** of record that were not previously platted as a **zero lot line residential subdivision**, unless the entire previously platted subdivision is combined and re-platted to be a **zero lot line residential subdivision**.

(Revised 7-21-2020 - Ordinance 2020-16)

G. Miscellaneous Standards

1. Monuments and Markers

- a. Horizontal control monuments shall be placed in the pavement of **subdivision streets** so that no **lot** is more than 2,000 feet from a control monument. Alternatively, control monuments may be placed in common open space areas, park areas, and the like. The control monument shall be placed in a manner satisfactory to the Town Engineer.
- b. Corner monuments or markers shall be installed at all **lot** corners.
- c. All corner monuments or markers shall consist of a concrete marker with metal cap marking the exact corner and bearing the name of the surveying company or the **land** surveyor in responsible charge of the survey. If the corner location falls on pavement, concrete, or other material where

it cannot be marked with a cap, a shaft of ferrous metal (iron pipe or bar), spikes, or scribes may be installed in or on the surface. These methods shall be used unless exceptional circumstances warrant the use of other materials.

- d. If a corner cannot be monumented or marked, one or more witness monuments shall be placed on the boundary line and described by bearings or distances so that the inaccessible point may be located accurately on the ground. A witness monument shall adhere to the same standards applicable to a corner monument.

(Revised 7-20-2020 - Ordinance 2020-16)

Chapter 16-6: Natural Resource Protection

Sec.16-6-102. Wetland Protection

E. Wetland Alteration and Mitigation Requirements

1. Wetland Alteration Allowed Only Where Unavoidable

- a. Alteration to a wetland shall be allowed only when the **applicant** clearly demonstrates that **wetland alteration** cannot be avoided. **Wetland alteration** shall be considered unavoidable only if there no feasible alternative layout or design that would avoid disturbance of wetland and still practically accomplish the overall basic purpose of the proposed **development** or activity, or if an overriding public interest in the alteration can be demonstrated. Examples of alternative layouts and design that might allow **wetland alteration** to be avoided include, but are not limited to: ~~using wetland as required **open space**;~~ locating **buildings**, parking, and other disturbed areas in non-wetland areas; using existing wetland crossings for needed street or utility **access** to upland areas; renovating, remodeling, or expanding existing **buildings** rather than constructing new **buildings**; using already disturbed areas as **sites** for new **development**; and minimizing the footprint of **buildings** and parking areas (building "up" rather than "out").
- b. Where alteration to a wetland is allowed, any impact of the alteration on the wetland shall be minimized through the use of **best management practices**, re-design, innovative technology (e.g., **pervious** parking areas), preservation, and **legal protection** (e.g., deed restrictions, conservation **easements**).
- c. Any mitigation proposal to alter a wetland shall ensure that, upon completion, there will be no net loss to the wetland's values, functions, and area.

Chapter 16-10:

Definitions, Interpretation, and Measurement

Sec.16-10-102. Rules of Measurement

E. Lot Coverage

3. Open Space

Land not utilized for *single-family lots*, rights-of-way, commercial *buildings*, *multifamily buildings*, parking, or loading areas.

Also See Sec. 16-5-104, Common Open Space Standards.

Sec.16-10-105. General Definitions

Terms defined in this section shall have the meanings stated in the definition of the term.

Common Open Space

Any part of a *development site*, meeting the requirements of Section 16-5-104, that is not utilized for *single-family lots*, *rights-of-way*, *streets*, commercial *structures*, *multifamily structures*, ~~and~~ parking and loading areas, *detention/retention ponds*, and *natural water bodies*. The following are included in the definition of *common open space*: golf courses, tennis courts, areas for other court games, *swimming pools*, pedestrian and bicycle paths, equestrian trails, play fields, picnic areas, horse ~~stables~~ paddocks, docks and boardwalks located entirely within the development parcel, places for people to gather, and passive recreation areas.

Open Space

~~See Sec. 16-10-102.E.3, Open Space.~~

Pathway

An improved way for purposes of travel by non-motorized users outside the traveled way of vehicles and physically separated from the *street* by an open space or barrier and either within the *street right-of-way* or within an independent alignment. Most *pathways* are designed for two-way travel, and are generally constructed of asphalt. *Pathways* are used by cyclists, pedestrians, and other similar users. *Pathways* do not include *sidewalks*.

Sidewalk

An Improved surface intended for use by pedestrians located between the curb line or the lateral line of a *street* and the adjacent property line or on *easements* of private property. *Sidewalks* are generally constructed with concrete, asphalt or pavers.

(Revised 11-3-2015 - Ord. No. 2015-23; revised 4-18-2017 - Ordinance 2017-05; revised 6-6-2017 - Ordinance 2017-08; revised 12-5-2017 - Ordinance 2017-19; revised 9-17-2019 - Ordinance 2019-20; revised 1-7-2020 - Ordinance 2020-02; revised 7-21-2020 - Ordinance 2020-16; revised 11-4-2020 - Ordinance 2020-26; revised 2-16-2021 - Ordinance 2021-02; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04; revised 5-2-2023 - Ordinance 2023-06)

Appendix A:

Advisory and Decision Making Bodies and Persons

A-2. Planning Commission

The **Planning Commission** is established under this **Ordinance** in accordance with **State** law. The **Planning Commission** has the following powers and duties under this **Ordinance**:

A. Powers and Duties

1. Prepare and periodically revise plans and programs for the **development** and redevelopment of areas in the Town, as provided for in this **Ordinance**.
2. Prepare and recommend for adoption to the **Town Council** as a means for implementing the plans and programs:
 - a. Zoning ordinances to include a zoning map(s) and appropriate revisions thereof;
 - b. An official map and appropriate revisions of it showing the exact location of existing or proposed public **street**, highway and utility **rights-of-way**, and public **building** sites, together with regulations to control the erection of **buildings** or other **structures** or changes in **land use** within the **rights-of-way**, **building** sites, open spaces or common open spaces within its jurisdiction, or a specified portion of it;
 - c. A landscaping ordinance setting forth required planting, **tree** preservation and other aesthetic considerations for **land** and **structures**;
 - d. A **Capital Improvements Program** setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budgets; and
 - e. Policies or procedures to facilitate implementation of planning documents.
3. Review and make decisions on **applications** for:
 - a. Street/Vehicular Access Easement Name Reviews (Sec. 16-2-103.O);
 - b. Public Project Reviews (Sec. 16-2-103.Q).
 - c. Traffic Impact Analysis Plans (Sec. 16-2-103.J.5.b.ii).
(Revised 5-17-2016 - Ordinance 2016-07)
4. Review and make recommendations to the **Town Council** on:
 - a. Text Amendments (Sec. 16-2-103.B);
 - b. Zoning Map Amendments (Rezoning) (Sec. 16-2-103.C); and
 - c. Planned Unit Development (PUD) Districts (Sec. 16-2-103.D).

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5. Review and decide appeals (see Sec. 16-2-103.U) on:
 - a. Subdivision Reviews (Minor and Major) (Sec. 16-2-103.F);
 - b. Development Plan Reviews (Minor and Major) (Sec. 16-2-103.G);
 - c. Development Project Name Reviews (Sec. 16-2-103.N); and
 - d. Small Residential Development Reviews (Sec. 16-2-103.H).
 6. Carry out any other powers and duties delegated to it by the **Town Council**, consistent with the S.C. Code of Laws Section 6-29-310, *et seq.*

Appendix D: Application Submittal Requirements

D-4. ~~Subdivision~~ Subdivision Review, Major

All **applications** for **subdivision** approval shall contain the following:

F. Common Open Space and Public Dedication Narrative

A detailed narrative explaining how the **subdivision** will meet the **common open space** and public dedication requirements, as applicable, Sec. 16-5-104. The narrative shall include:

1. Description of the form of organization proposed to own and maintain the **common open space** in conformance with the requirements for Property Owners Associations or the equivalent, as specified in Sec. 16-5-104.E.
2. Identification of how the **common open space** and facilities relate to existing and proposed **common open space** areas, bikeways and recreational facilities on Hilton Head Island, as shown in the Comprehensive Plan, or more detailed plans adopted by the **Planning Commission** such as **neighborhoods** plans.
3. If dedication is proposed to exceed the minimum **Town** standards, the **applicant** should state what bonus incentive, if any, is being requested as a result of such additional dedication.

D-5. Subdivision Review, Minor

A. Submittal Requirements

A minor **subdivision** plat shall be submitted with each of the items set forth in D-4, ~~Subdivision~~ Subdivision Review, Major, with the exception of the following:

1. Item F., Common Open space and Public Dedication narrative; and
2. Item H., Subdivision in Phases.

(Revised 3-7-2023 - Ordinance 2023-04)

D-6. Development Plan Review, Major

A Development Plan **Application** shall be considered complete when the following items have been submitted.

E. Written Narrative

A written narrative outlining:

1. The nature and details of the proposed **development**.
2. If the proposed **development** plan is a phase of a previously approved multi-phase plan or PUD Master Plan, a description of how such phase relates to such plan, in whole or in part.
3. The specifically contemplated form of ownership of the **development** (e.g. fee simple, horizontal property regime, property owners' association, etc.) and detailed provisions for **maintenance** responsibility for all **improvements**, including, but not limited to, **streets**, parking areas, bikeways, pedestrian ways, storm drainage facilities, water and sewer systems, **common open space** areas, and the like.
4. Any proposed dedication of **improvements** to any public agency, specifying such **improvements** and the affected agencies.
5. Any other information deemed necessary by the **applicant** to further clarify the proposed **development**.

F. Site Development Plan

One black line print of a final **site plan** or set of plans, at a minimum scale of 1"=30' or other appropriate scale acceptable to the **Official**, showing the following:

1. Name of **development**.
2. Graphic scale and reference meridian.
3. Beaufort County Tax Map and Parcel Number.
4. Date of drawing and date of any revisions.
5. Vicinity sketch showing the general **site** location and depicting vehicular **access** routes accurately referenced to the nearest public road.
6. Topographic survey at 1-foot contour intervals, or other topographic information acceptable to the Town Engineer, unless waived by the Town Engineer.
7. All permanent **structures** and facilities within approximately 50 feet of the proposed **development tract**.
8. Proposed **site development**, including **land uses**, any **building** or other **structure** locations, **street**, **driveway**, bike and pedestrian way, and parking area layouts, and interconnections with **off-site** facilities, if applicable. The plan view of **buildings** shall show limits of roofed areas, and indicate the exterior wall line dimensioned to property lines.
9. Location of proposed drainage system, including **off-site** areas of interconnection.
10. Location of proposed water and sewer system, including **off-site** areas of interconnection.
11. Location of other proposed waste disposal systems, including solid waste collection areas.
12. Location and dimensions for parking and off-**street** loading areas, where applicable.
13. Location of other utilities such as electrical, telephone, gas line service and cable TV to the **development**.
14. Location of **impervious cover** as required in Chapter 16-3: Zoning Districts.
15. Location of proposed **common open space** areas as required by Sec. 16-5-104, **Common Open Space Standards**.

-
16. Location of proposed buffer areas as required by Sec. 16-5-103.
 17. Tables indicating calculations for common open space, **impervious cover**, and required parking.
 18. Delineation of any zoning district boundary which traverses or is **contiguous** to the **development site**, including overlay zones.
 19. Where applicable, surveyed delineation of any **wetland** area and required buffers or other delineation of a natural feature on the **site** which is protected or defined under provisions of this Title.
 20. Notation as to FEMA/FIRM **flood** zones covering the **site**, and proposed first floor elevation of all **buildings**.
 21. Where applicable, surveyed delineation of any known archaeological or historical resource feature, as defined by this Title, located on or **contiguous** with the proposed **development tract**.
 22. Fire hydrants and fire lanes in conformance with Sec. 16-5-110, Utility Standards.
 23. Location of screened outside trash receptacles and/or enclosures for use by the **building** occupants.
 24. Location of proposed setback areas as required by Sec. 16-5-102.

(Revised 8-18-2020 - Ordinance 2020-19)

K. Development Phasing Plan

A plan indicating the contemplated phasing of the proposed **development**. Such plan shall contain:

1. A schedule map, at a minimum scale of 1"=100' or other appropriate scale acceptable to the **Official** (preferably at **site development** plan scale), graphically showing the proposed phasing areas.
2. A schedule report, listing by each proposed phase (as applicable) the number of residential units by type, number of **hotel** rooms, amount of gross **building** square footage for all nonresidential **uses** by type, expected type of common open space improvements, and public **improvements** by the **applicant** for dedication to any governmental or other public agency.

(Ord. No. 2015-2311-3-2015)

D-7. Development Plan Review, Minor

C. Written Narrative

A written narrative outlining:

1. The nature and details of the proposed **development**.
2. If the proposed **development** plan is a phase of a previously approved multi-phase plan or PUD Master Plan, a description of how such phase relates to such plan, in whole or in part.
3. The specifically contemplated form of ownership of the **development** (e.g. fee simple, horizontal property regime, property owners' association, interval ownership, etc.) and detailed provisions for **maintenance** responsibility for all **improvements**, including, but not limited to, **streets**, parking areas, bikeways, pedestrian ways, storm drainage facilities, water and sewer systems, common open space areas, and the like.
4. Any proposed dedication of **improvements** to any public agency, specifying such **improvements** and the affected agencies.

-
5. Any other information deemed necessary by the **applicant** to further clarify the proposed **development**.

D. Site Development Plan

One black line print of a final **site plan** or set of plans, at a minimum scale of 1"=30' or other appropriate scale acceptable to the **Official**, showing the following:

1. Name of **development**.
2. Graphic scale and reference meridian.
3. Beaufort County Tax Map and Parcel Number.
4. Date of drawing and date of any revisions.
5. Vicinity sketch showing the general **site** location and depicting vehicular **access** routes accurately referenced to the nearest public road.
6. Topographic survey at 1-foot contour intervals, or other topographic information acceptable to the Town Engineer, unless waived by the Town Engineer.
7. All permanent **structures** and facilities within approximately 50 feet of the proposed **development tract**.
8. Proposed **site development**, including **land uses**, any **building** or other **structure** locations, **street**, **driveway**, bike and pedestrian way, and parking area layouts, and interconnections with **off-site** facilities, if applicable. The plan view of **buildings** shall show limits of roofed areas, and indicate the exterior wall line dimensioned to property lines.
9. Location of proposed drainage system, including **off-site** areas of interconnection.
10. Location of proposed water and sewer system, including **off-site** areas of interconnection.
11. Location of other proposed waste disposal systems, including solid waste collection areas.
12. Location and dimensions for parking and off-street loading areas, where applicable.
13. Location of other utilities such as electrical, telephone, gas line service and cable TV to the **development**.
14. Location of **impervious cover** as required in Chapter 16-3: Zoning Districts.
15. Location of proposed **common open space** areas as required by Sec. 16-5-104, Common Open Space Standards.
16. Location of proposed buffer areas as required by Sec. 16-5-103.
17. Tables indicating calculations for **common open space**, **impervious cover**, and required parking.
18. Delineation of any zoning district boundary which traverses or is **contiguous** to the **development site**, including overlay zones.
19. Where applicable, surveyed delineation of any **wetland** area and required buffers or other delineation of a natural feature on the **site** which is protected or defined under provisions of this Title.
20. Notation as to FEMA/FIRM **flood** zones covering the **site**, and proposed first floor elevation of all **buildings**.
21. Where applicable, surveyed delineation of any known archaeological or historical resource feature, as defined by this Title, located on or **contiguous** with the proposed **development tract**.
22. Fire hydrants and fire lanes in conformance with Sec. 16-5-110, Utility Standards.
23. Location of screened outside trash receptacles and/or enclosures for use by the **building** occupants.

-
24. Location of proposed setback areas as required by Sec. 16-5-102.

(Revised 8-18-2020 - Ordinance 2020-19)

D-17. Certificate of Compliance

A. General Requirements

The **applicant** shall submit the following applicable documents to the **Official** for review and approval:

1. A registered engineer's or registered landscape architect's sealed certification of completed roads, parking, drainage systems and utilities.
2. Certification of compliance with approved landscaping and **tree** planting plan by a registered landscape architect or a landscape contractor.
3. One complete set of as-built drawings, indicating accurate **site** conditions of pavements, parking spaces, utilities, **structures** and drainage.
4. DHEC permits to operate water and sewer systems.
5. Public Service District or similar entity acceptance of completed water and sewer lines for permanent ownership, operation and **maintenance**.
6. Public entity acceptance of ownership and **maintenance** responsibility for dedicated roads and drainage systems where applicable.
7. Other applicable agencies' final certification.
8. An owner's affidavit stating that all work has been completed consistent with the **applicant's development** permit and any applicable provisions of this Title, plus a copy of the documents that clearly set forth the ownership and **maintenance** provisions and responsibilities for infrastructure **improvements**, amenities reflected under the approved plan and any common open space areas required.



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT NEW STREET NAME

Case #	New Street Name	Public Hearing Date
STDV-001544-2024	Yucca Lane	March 19, 2025

Parcel Data or Location:	Applicant/Agent
R510 005 000 006C 0000	AGENT - Nathan Sturre Cranston Engineering, P.C. 14 Westbury Park Way Suite 202 Bluffton, SC 29910

Application Summary

Public Hearing for STDV-001544-2024, Application from Nathan Sturre of Cranston Engineering, agent for 11 Yucca Drive, proposes to name a new street off Yucca Drive. The affected parcel is R510 005 000 006C 0000.

Staff Recommendation

Staff recommends the Planning Commission **approve** the Yucca Lane street name application based on the criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background

The new road will provide direct access to the proposed single-family dwelling units located on the new access created off Yucca Drive.

See Attachment A, Location Map and Attachment B, Applicant Narrative and Site Plan.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).

Findings of Fact:

1. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Yucca Lane is not duplicated within the Town or Beaufort County.
2. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Yucca Lane is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Yucca Lane will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name Yucca Lane meets the requirements of this criterion.

Summary of Facts and Conclusion of Law

Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).

Findings of Fact:

1. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Yucca Lane is simple, logical, easy to read and pronounce.
2. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Yucca Lane is clear and brief.
3. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Yucca Lane does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name Yucca Lane meets the requirements of this criterion.

Summary of Facts and Conclusions of Law

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).

Finding of Fact:

1. The proposed street name Yucca Lane was chosen to maintain consistency throughout the neighborhood. The other names proposed were not similar and would not be associated with the current street name as recommended in Criterion D.

Conclusion of Law:

1. The proposed street name Yucca Lane meets the requirements of this criterion.

Summary of Facts and Conclusion of Law

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).

Findings of Fact:

1. The proposed Yucca Lane is associated with the other access in the residential development.

Conclusion of Law:

1. The proposed street name Yucca Lane meets the requirements of this criterion.

Summary of Facts and Conclusion of Law

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).

Finding of Fact:

1. The proposed Yucca Lane does not continue through an intersection.

Conclusion of Law:

1. This criterion does not apply to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Findings of Fact:

1. The proposed Yucca Lane would not make a right-angle turn.

Conclusion of Law:

1. This criterion does not apply to this application.

Summary of Facts and Conclusion of Law

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
2. *Avenue – A street that is continuous.*
3. *Boulevard – A street with a landscaped median dividing the roadway.*
4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

(LMO Section 16-2-103.O.4.g).

Finding of Fact:

The proposed roadway is a driveway.

Conclusion of Law:

1. This criterion does not apply to this application.

Summary of Facts and Conclusion of Law

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).

Finding of Fact:

1. The proposed name is Yucca Lane.
2. Though Lane is not listed as a preferred access easement suffix, it is not prohibited.

Conclusion of Law:

1. The proposed street name Yucca Lane meets the requirements of this criterion.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future,

the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject street is not broken into two separate streets.

Conclusion of Law:

1. This criterion does not apply to this application.

PREPARED BY:

JF

Joheida Fister
Deputy Fire Chief

March 10, 2025

DATE

REVIEWED BY:

TL

Trey Lowe, *Development Services
Manager*

March 10, 2025

DATE

REVIEWED BY:

SF

Shea Farrar, *Principal Planner and
Planning Commission Coordinator*

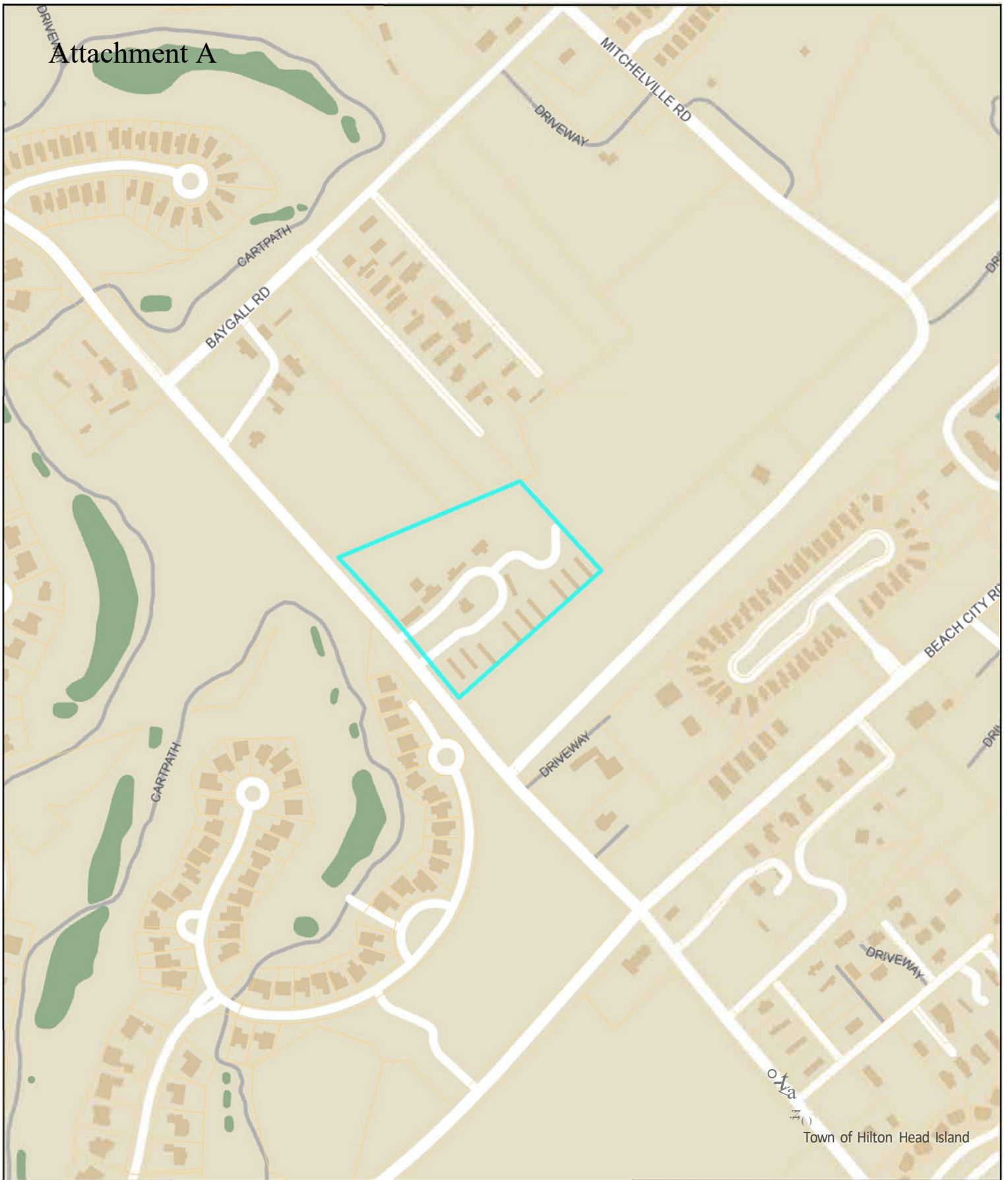
March 10, 2025

DATE

ATTACHMENTS:

- A) Location Map
- B) Applicant's Narrative & Site Plan

Attachment A



Town of Hilton Head Island
Subject Property



Hilton Head, S.C.
June 24, 2020

To whom it may concern,

I have chosen the following name individuals as possible names for the drive on 46 Fish Haul Road.

1st choice Ise Drive

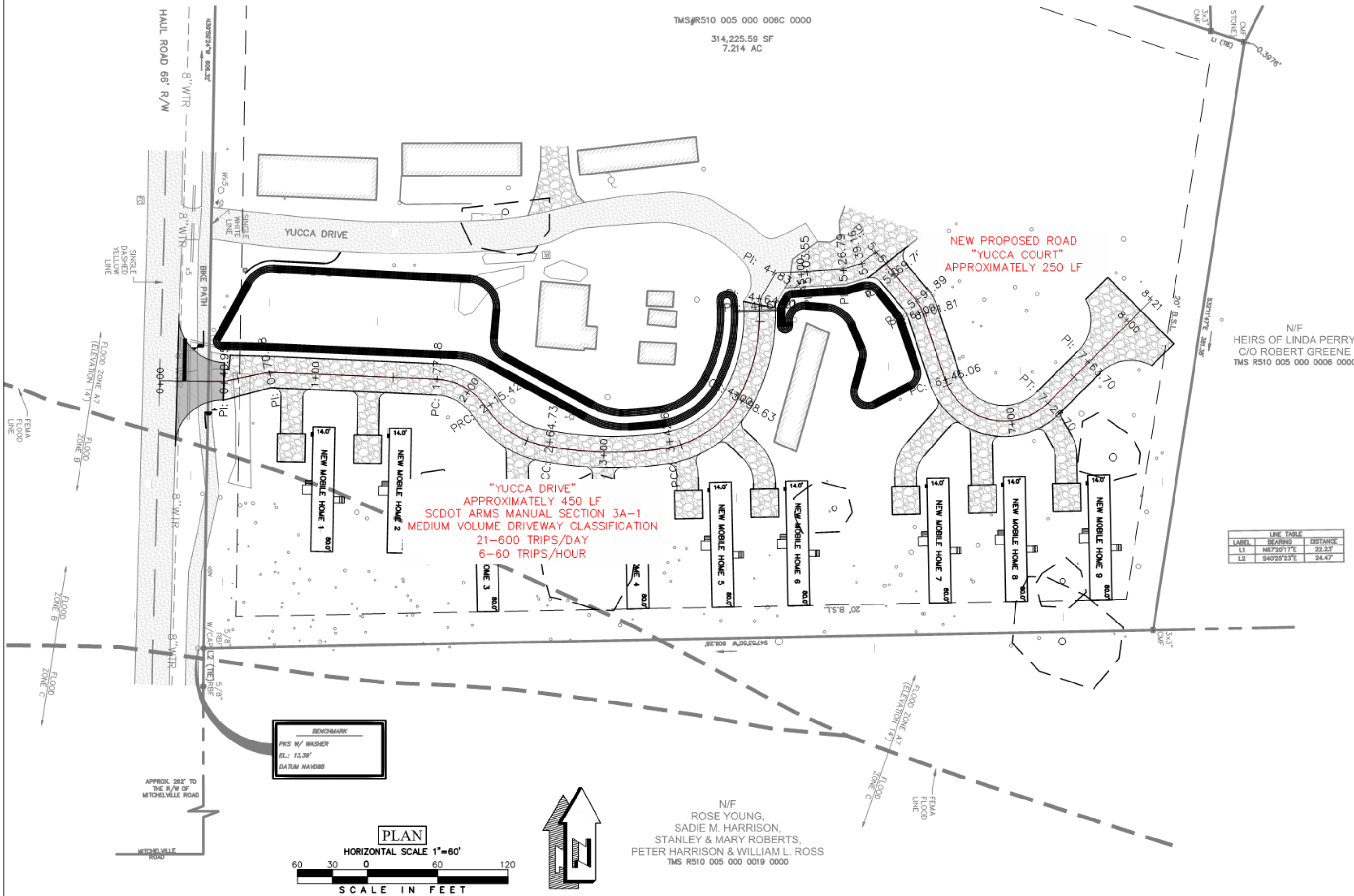
2nd choice Annie Mae Drive

3rd choice Coralia Drive

I chose the above names because they were my relatives, whose parents, grand and great grand parents occupied the parcel for over 200 years.

They farm the area, were Beaufort County residents, members of St James and 1st African Baptist churches.

Respectfully yours,
Lander Connick, Jr



CRANSTON

ENGINEERING

YUCCA DRIVE MOBILE HOMES

STREET NAME EXHIBIT

JOB NO. 2020-0180

DATE 11/03/2020

SHEET 11x17

APPROVED MER

CHECKED NLS

DRAWN AEA



TOWN OF HILTON HEAD ISLAND

Planning Commission

TO: Planning Commission
FROM: Missy Luick, Director of Planning
CC: Shawn Leininger, Assistant Town Manager
CC: Marc Orlando, Town Manager
DATE: March 19, 2025
SUBJECT: Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the Residential Base Zoning District Standards for the RM-12, Moderate to High Density Residential District and the Workforce Housing Program, to include the following sections: 16-3-104, 16-4-102, and 16-4-105.

RECOMMENDATION:

Planning Commission hold a public hearing to review and consider an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the Residential Base Zoning District Standards for the RM-12, Moderate to High Density Residential District and the Workforce Housing Program, to include the following sections: 16-3-104, 16-4-102, and 16-4-105, and forward a recommendation to Town Council. Town staff recommends approval of the proposed text amendment.

BACKGROUND:

Revitalize and Modernize the Economy is a focus area in the adopted Town Council 2023-2025 Strategic Action Plan. In fulfillment of this focus area, Strategy #1 Establish a Growth Management Strategy states the Town will:

“Successfully manage increasing and evolving future growth patterns in a manner that will ensure sustainability of Hilton Head Island’s unique character. Additionally, the Town must monitor economic and demographic trends, undertaking a comprehensive list of future planning activities, and proactively protecting the Island’s rich natural resources through appropriate design, regulation, and capital investment practices.”

In this regard, Town Council directed Town Staff to advance amendments to the Land Management Ordinance (LMO) in the 2024 Strategic Action Work Plan. The effort has been divided into two separate projects, the full LMO Overhaul and the priority amendments. The priority amendments include incremental changes to both the LMO and portions of the Municipal Code related to land management that address important

and urgent issues in advance of the full LMO Overhaul. These priority amendments address pressing community development issues with the best short-term solution while minimizing unintended outcomes. Issues that require additional analysis and research or are more complex are recommended to be further explored during the full LMO Overhaul.

At the September 16, 2024, Town Council Workshop, Town staff received the following comments and direction regarding this proposed amendment to the Moderate to High-Density Residential (RM-12) district and workforce housing regulations.

1. Allow workforce housing in the RM-12 District.
2. Allow 25% density bonus for up to 15 dwelling units per acre.
3. Allow an impervious cover increase with the understanding that staff will continue to study this; a maximum of 50% was discussed at the workshop.
4. Require frontage on a major arterial.
5. Require a minimum lot size (5 acres).

On January 15, 2025, the Planning Commission introduced the Workforce Housing Density Bonus Priority Amendment. During the meeting, Town staff made a presentation to the Planning Commission and was asked to provide clarification on the following items:

1. Clarify whether short-term rentals are allowed in the workforce housing density bonus for the RM-12 zoning district.
2. Analyze the impervious coverage increase from 35% to 45%. Show a table of impervious coverage allowances throughout the LMO and look up best practices across SC for multifamily districts.
3. Provide a map of all RM-12 properties that meet the criteria for this density bonus program.

SUMMARY OF AMENDMENT:

On June 18, 2024, the Town Council authorized the Town Manager to execute the Northpoint Workforce Housing Development Agreement. As outlined in the Development Agreement, the Town is responsible for preparing and processing an application for a zoning map and text amendment that will allow the necessary use, density, and development standards to support the creation of a sustainable and energy-efficient workforce housing neighborhood at Northpoint.

The development is planned for 11 acres of Town-owned property strategically located on William Hilton Parkway near the Cross Island Parkway and key community amenities, including Hilton Head Island schools, the Island Recreation Center, and the Boys and Girls Club. The public-private partnership and workforce housing initiative aligns with the Town's 2023-2025 Strategic Plan, specifically Strategy #2 (Workforce Housing Framework).

As part of this effort, the Town intends to rezone the subject property to the RM-12 District and concurrently amend the LMO to allow workforce housing in the RM-12 District. The

LMO will also include incentives for increasing the number of workforce housing units. Additionally, project qualification standards are proposed to ensure that developments processed under this new provision will be at least five acres in size and located on a major arterial street. The proposed LMO amendments and rezoning are proposed to accommodate the project's scope and expand workforce housing opportunities.

The priority amendment and rezoning are integral to the Northpoint Workforce Housing Development Agreement, which is dedicated to advancing the Workforce Housing Framework on Hilton Head Island. Workforce affordability is central to the project's mission, which serves households earning between 60% and 150% of the Area Median Income (AMI), with at least half of the units reserved for those earning between 60% and 80% AMI. Affordability covenants will be recorded to preserve long-term access to workforce housing. The development will feature approximately 160 rental units, offering a mix of one-, two-, and three-bedroom apartments.

ANALYSIS:

Proposed Amendments:

The following table demonstrates how the proposed amendments address demonstrated issues.

Issue	Proposed Amendment
Allow workforce housing in the RM-12 District	Sec.16-3-104. Residential Base Zoning Districts G. Moderate to High Density Residential District (RM-12) District Workforce Housing added as "PC," permitted with use-specific conditions.
Require a minimum lot size (5 acres). Require frontage on a major arterial.	Sec.16-4-102. Principal Uses B. Use-Specific Conditions for Principal Uses 1. Residential Uses d. Workforce Housing x. Workforce housing use in the RM-12 District shall comply with the following conditions: a. The property shall be a minimum of 5 acres. b. The property shall be located on a major arterial in accordance with Sec. 16-5-105.B, Street Hierarchy.

Allow 25% density bonus, up to 15 dwelling units per acre.	Sec. 16-4-105. Workforce Housing (WFH) Program
Allow an impervious cover increase from 35 to 45%.	A. Workforce Housing Density All Units:
	3. In the RM-12 District: If at least 50% of all units within the development are workforce housing units, the following is permitted: a. A density bonus up to 25% above the base residential density standards, up to 15 dwelling units per acre. b. A maximum impervious coverage of 45%.

In addition to the review criteria in LMO Sec. 16-2-103.B.3, Ordinance Text Amendment Review Standards, which is covered below, staff also reviewed the questions and concerns expressed by the Planning Commission and Town Council during the review process. The following analysis addresses those considerations.

Comparative Research:

Comparative research on maximum impervious lot coverage requirements was compiled for multi-family development in other municipalities in the State of South Carolina, including the City of Charleston, Charleston County, Beaufort County, Town of Bluffton, Edisto Beach, Kiawah Island, Georgetown County, and Surfside Beach. This information is presented in the following table.

Municipality	Max. Impervious Cover Multifamily	Other Related Requirements
City of Charleston	50% "lot occupancy," which is <i>building coverage</i> (impervious not regulated)	Height range: 35'-55' Density: Ranges from very low to 26 units/acre to unlimited in some places
Charleston County	50%	Height: 50' Density: 16 units/acre
Beaufort County	50-80%	Height: 3 stories Density: 12 units/acre
Town of Bluffton	70-80%	Height: 4 stories No maximum density
Kiawah Island	60-70%	Height 40' Density: 12 units/acre
Georgetown County	50%	Height: 35' Density: 12 units/acre
Surfside Beach	50%	Height: 55' Density: varies depending on building type and height (high density)
Percentages are based on zoning districts that permit multifamily as a use in that district.		

A comparison of the maximum impervious coverage allowable per the Town of Hilton Head Island Zoning Districts has been provided in the table below and ranges from 35% to 65%. However, lot coverage is unlimited in the Coligny Resort District.

Zoning Districts		Max. Impervious Cover
CONSERVATION AND RECREATION DISTRICTS		
Conservation District	CON	n/a
Parks and Recreation District	PR	45%
RESIDENTIAL DISTRICTS		
Residential Single-Family-3 District	RSF-3	35%*
Residential Single-Family-5 District	RSF-5	35%*
Residential Single-Family-6 District	RSF-6	35%*
Low to Moderate Density Residential District	RM-4	35%*
Moderate Density Residential District	RM-8	35%*
Moderate to High Density Residential District	RM-12	35%*
MIXED-USE AND BUSINESS DISTRICTS		
Coligny Resort District	CR	Unlimited
Community Commercial District	CC	60%
Light Commercial District	LC	60%
Light Industrial District	IL	65%**
Main Street District	MS	60%
Marshfront District	MF	60%
Medical District	MED	60%
Mitchelville District	MV	50%
Neighborhood Commercial District	NC	45%
Planned Development Mixed Use District	PD-1	1) Max. Impervious Cover in areas without Restricted Access and Open to the Public- 40% Residential and 65% Nonresidential. 2) Max Impervious Cover in Areas with Restricted Access - Shall not cause overall impervious cover for the PUD in that PD-1 District to exceed 45%
Resort Development District	RD	50%
Sea Pines Circle District	SPC	60%
Stoney District	S	50%
Waterfront Mixed-Use District	WMU	50%
* Except Single-Family ** In the IL District the Max Impervious Cover is reduced to 55% for self-service storage.		

Observations from Comparative Research:

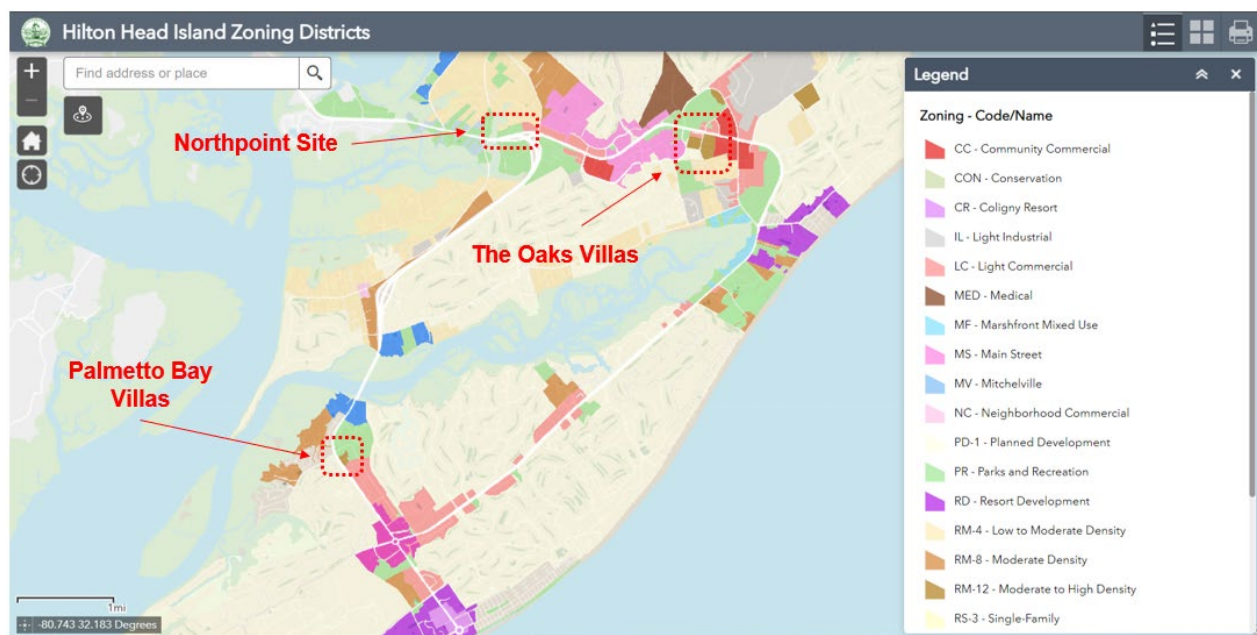
The development pattern and standards proposed as part of the amendments to the RM-12 District to make the Northpoint project a reality and incentivize future projects on limited other qualifying properties. In this regard, the proposed amendment balances flexibility density and development standards with design and development priorities, such as maintaining open space, ensuring neighborhood scale, preserving trees, and mitigating the impact of impervious lot coverage.

While still allowing and promoting development in keeping with neighborhood character, other coastal communities allow multi-family development with densities of 12-16 units per acre. In these cases, maximum impervious lot coverage typically ranges between 50% and 80%.

The S.C. Sea Grant Consortium notes the limitation of impervious cover as a strategy for Low Impact Development (LID). In their literature, they reference examples of maximum lot coverages required by Pawley's Island and Sullivan's Island and mention these communities as incorporating LID best practices (40-50%). The proposed maximum lot coverage for workforce housing as part of the RM-12 amendments falls within this range.

Eligible Properties

Below is a map depicting Hilton Head Island properties that could be eligible for the RM-12 Workforce Housing Density Bonus program and a table with specific details pertaining to the sites.



Development	Acreage	Current Density	Entitled Density	Entitled Density with Proposed Incentives	Impervious Coverage	Height	Number of Parking Spaces
Palmetto Bay Villas	5.5 acres*	11 DUs per net acre (60 DUs)	66 DUs	82 DUs	±45%**	±35 ft.**	104
The Oaks Villas	10.3 acres	11 DUs per net acre (114 DUs)	123 DUs	154 DUs	±50%**	±35 ft.**	229
* The parcels in this development are currently subdivided and would need to be combined to be eligible for the incentives that are being proposed as part of this Text Amendment. ** These calculations are approximate and are based on data pulled from GIS.							

Nonconformities

This amendment will apply to new development and will not create nonconformities.

Text Amendment Review Standards

Section 16-2-103.B.3 of the LMO provides standards for the review of Text Amendments and states the following:

“In determining whether to recommend that Town Council adopt or deny the proposed text amendment, the Planning Commission may weigh the relevance of and consider whether and the extent to which the proposed Text Amendment:

- a. Is in accordance with the Comprehensive Plan;
- b. Is required by changed conditions;
- c. Addresses a demonstrated community need;
- d. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town;
- e. Would result in a logical and orderly development pattern; and
- f. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.”

The proposed text amendment aligns with the review criteria, as it:

1. Supports economic growth and housing goals of the Comprehensive Plan;
2. Responds to changing conditions by calibrating development requirements with strategic objectives;
3. Addresses a demonstrated housing need;
4. Upholds the intent of zoning regulations by allowing reasonable but limited increases in density and impervious surface area when achieving Town goals;
5. Ensures higher-density workforce housing developments in RM-12 are located in appropriate locations along major arterial roads on properties large enough to accommodate residential growth; and

6. Considers best practices in coastal communities, and the impact of residential density increases.

RECOMMENDATION:

Planning Commission hold a public hearing to review and consider an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the Residential Base Zoning Districts Standards for the RM-12, Moderate to High Density Residential District and the Workforce Housing Program, to include the following sections: 16-3-104, 16-4-102, and 16-4-105, and forward a recommendation to Town Council. Town staff recommends approval of the proposed text amendment.

PLANNING COMMISSION ACTION:

LMO Sec.16-2-103-B.2.d states that the Planning Commission's recommendation shall be based on the standards in Sec. 16-2-103.B.3, Ordinance Text Amendment Review Standards.

The Planning Commission has the following options when considering this agenda item. These include:

1. Recommend approval to Town Council.
2. Recommend denial to Town Council.
3. Recommend approval with conditions to Town Council.

ATTACHMENTS:

1. Ordinance
2. Text Amendment

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO.: 2025-_____

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND TO AMEND CHAPTER 16 OF THE MUNICIPAL CODE, THE LAND MANAGEMENT ORDINANCE, TO AMEND SECTIONS 16-3-104.G AND 16-4-102.A.6 TO ADD WORKFORCE HOUSING AS A PERMITTED CONDITIONAL USE IN THE MODERATE TO HIGH DENSITY RESIDENTIAL (RM-12) DISTRICT, TO AMEND SECTION 16-4-102.B.1 TO INCLUDE PROPERTY SIZE AND LOCATION REQUIREMENTS FOR WORKFORCE HOUSING IN RM-12, AND TO AMEND SECTION 16-4-105.A TO PROVIDE FOR A WORKFORCE HOUSING DENSITY BONUS AND IMPERVIOUS SURFACE INCREASE IN RM-12, TO AMEND SECTION 16-4-105.B TO CLARIFY WORKFORCE HOUSING AGREEMENT REQUIREMENTS, AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town Council for the Town of Hilton Head Island, South Carolina, has identified a continued need for the adoption of LMO Amendments to address needs and issues in the Town as such arise; and,

WHEREAS, the Town Council finds that an amendment to the Land Management Ordinance is needed to permit workforce housing as a conditional use in the Moderate to High Density Residential (RM-12) District in qualifying locations, provide for a workforce housing density bonus and an increase of impervious surface coverage, and clarify workforce housing agreement requirements; and,

WHEREAS, on March 19, 2025, the Planning Commission held a Public Hearing to consider the proposed amendments to permit workforce housing as a conditional use in the Moderate to High Density Residential (RM-12) District in qualifying locations, provide for a workforce housing density bonus and an increase of impervious surface coverage, and clarify workforce housing agreement requirements, and the public had an opportunity to comment on the proposed amendments, and the Planning Commission voted ____ to recommend adoption of the amendments to workforce housing; and,

WHEREAS, on April 21, 2025, the Community Services & Public Safety Committee voted ____ to recommend adoption of the amendments to permit workforce housing as a conditional use in the Moderate to High Density Residential (RM-12) District in qualifying locations, provide for a workforce housing density bonus and an increase of impervious surface coverage, and clarify workforce housing agreement requirements; and,

WHEREAS, the Town Council finds it is in the best interest of the Town and the health, safety, and welfare of its citizens, residents, and visitors to amend the Land Management

Ordinance by amending these provisions.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS HEREBY ORDERED AND ORDAINED BY AND UNDER AUTHORITY OF SAID TOWN COUNCIL, AS FOLLOWS:

Section 1. Amendment. That the Land Management Ordinance is amended as shown on Exhibit “A” to this Ordinance. Newly added language is illustrated with double underline, and deleted language is illustrated with a ~~striketrough~~.

Section 2. Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS _____ DAY OF _____, 2025.

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

Alan R. Perry, Mayor

ATTEST:

Kimberly Gammon, Town Clerk

First Reading:
Second Reading:

APPROVED AS TO FORM:

Curtis L. Coltrane, Town Attorney

Introduced by Council Member: _____

Chapter 16-3: Zoning Districts

Sec.16-3-104. Residential Base Zoning Districts

G. Moderate to High Density Residential District (RM-12) District

RM-12

Moderate to High Density Residential District

1. Purpose

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.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
Family Compound	PC	Sec. 16-4-102.B.1.e	2 per du	
Family Subdivision	PC	Sec. 16-4-102.B.1.f	2 per du	
Group Living	P		1 per 3 rooms	
Multifamily	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
Recreational Vehicle	PC	16-4-102.B.1.c	1 per Recreational Vehicle	
Single-Family	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Workforce Housing	PC	Sec. 16-4-102.B.1.d	See Sec. 16-5-107.D.2	
Public, Civic, Institutional, and Educational Uses				
Community Service Uses	P		1 per 400 GFA	
Government Uses	PC	Sec. 16-4-102.B.2.d	Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
Major Utilities	SE		1 per 1,500 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1	
Other Uses				

Agriculture Uses		P		Stables or Riding Academies	1 per 5 stalls
				Other	n/a
3. Development Form Standards					
MAX. DENSITY (PER NET ACRE) ^{1, 2}			LOT COVERAGE		
Residential ²	12 du		Max. Impervious Cover for All Development Except Single-Family		35%
Nonresidential	6,000 GFA				
MAX. BUILDING HEIGHT			Min. Open Space for Major Residential Subdivisions		16%
All Development	45 ft				
USE AND OTHER DEVELOPMENT STANDARDS					
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.					
TABLE NOTES:					
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable					
1. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.					
2. Density for development that includes Workforce Housing shall be determined based on Sec. 16-4-105.A.					

(Revised 9-17-2019 - Ordinance 2019-20; revised 11-18-2020 - Ordinance 2020-27; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

Chapter 16-4: Use Standards

Sec.16-4-102. Principal Uses

A. Principal Use Table

6. Principal Use Table

TABLE 16-4-102.A.6: PRINCIPAL USE TABLE																						
P = Permitted by Right PC = Permitted Subject to Use-Specific Conditions																						
SE = Allowed as a Special Exception Blank Cell = Prohibited																						
USE CLASSIFI CATION/ USE TYPE	SPECI AL DISTR ICTS		RESIDENTIAL DISTRICTS						MIXED-USE AND BUSINESS DISTRICTS													USE- SPECI FIC COND ITION S
	CON	PR	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	CR	SPC	CC	MS	WMU	S	MF	MV	NC	LC	RD	MED	IL	
RESIDENTIAL USES																						
Family Compound						P C	P C	P C				P C	P C	P C	P C	P C	P C	P C	P C		Sec. 16-4- 102.B .1.e	
Family Subdivision						P C	P C	P C				P C	P C	P C	P C	P C	P C	P C	P C		Sec. 16-4- 102.B .1.f	
Group Living						P	P	P				P						P		P		
Mixed- Use									P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C		Sec. 16-4- 102.B .1.a	
Multifa mily						P	P	P	P C	P	P C	P	P	P	P	P	P	P	P		Sec. 16-4- 102.B .1.b	

Recreational Vehicle						P C	P C	P C					P C	P C	P C	P C	P C				
Recreation Vehicle (RV) Parks																	P				Sec. 16-4-102.B .1.c
Single-Family			P	P	P	P	P	P					P	P	P	P	P	P			
Workforce Housing						P C		<u>P</u> <u>C</u>		P C	P C	P C	P C	P C		P C		P C			Sec 16-4-102.B .1.d
Islander Mixed-Use										P C											Sec. 16-4-102.B .1.g
PUBLIC, CIVIC, INSTITUTIONAL, AND EDUCATIONAL USES																					
Aviation and Surface Transportation Uses																			P C		Sec. 16-4-102.B .2.a
Aviation Services Uses																			P C		Sec. 16-4-102.B .2.b
Cemeteries		P				P							P			P	P				
Community Service Uses		P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 16-4-102.B .2.c
Education Uses						P			P	P	P	P					P		P		
Government Uses		P C	P C	P C	P C	P C	P C	P C	P	P	P	P		P	P		P	P	P	P	Sec. 16-4-102.B .2.d
Major Utilities		S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	P	
Minor Utilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Public Parks		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Institutions		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication Antenna, Collocated or Building Mounted		P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	Sec. 16-4-102.B .2.e
Telecommunication Towers, Monopole		P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	Sec. 16-4-102.B .2.e
HEALTH SERVICES																						
Hospitals																				P		
Nursing Homes																				P		
Other Health Services										P	P	P					P	P		P		
RESORT ACCOMMODATIONS																						
Bed and Breakfasts						P C			P C			P C	P C	P C	P C	P C			P C			Sec. 16-4-102.B .4.a
Hotels									P C			P	P	P C		P		P	P			Sec. 16-4-102.B .4.b
Interval Occupancy									P				P			P			P			
COMMERCIAL RECREATION USES																						
Indoor Commercial Recreation Uses									P	P	P	P	P	P C	P	P		P	P			Sec. 16-4-102.B .5.a

Outdoor Commercial Recreation Uses Other than Water Parks										SE					SE			SE		SE	SE				Sec. 16-4-102.B .5.b
Water Parks										P					P			P			P				
OFFICE USES																									
Contractor's Office										PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		P		Sec. 16-4-102.B .6.a
Other Office Uses										P	P	P	P	P	P	P	P	P	P	P	P	P	P		

TABLE 16-4-102.A.6: PRINCIPAL USE TABLE																								
P = Permitted by Right PC = Permitted Subject to Use-Specific Conditions																								
SE = Allowed as a Special Exception Blank Cell = Prohibited																								
USE CLASSIFICATION/ USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS						MIXED-USE AND BUSINESS DISTRICTS															USE-SPECIFIC CONDITIONS
	CON	PR	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	CR	SPC	CC	MS	WMU	S	MF	MV	NC	LC	RD	MED	IL			
COMMERCIAL SERVICES																								
Adult entertainment uses										SE												Sec. 16-4-102.B. 7.a		
Animal Services										P C	P C			P C				P C			P C	Sec. 16-4-102.B. 7.b		
Bicycle Shops									P C	P C	P C	P C	P C	P C	P C	P C		P C	P C			Sec. 16-4-		

																							102.B. 7.c
Convenience Stores						P C			P C	P C	P C		P C	P C	P C	P C	P C	P C			P C		Sec. 16-4-102.B. 7.d
Eating Establishments								P C	P C	P C	P C	P C	P C	P C	P C	P C	P C			P C			Sec. 16-4-102.B. 7.e
Grocery Stores								P C	P C	P C	P C		P C					P C					
Landscape Businesses													P C					P C			P		Sec. 16-4-102.B. 7.f
Liquor Stores								S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	S E	S E				Sec. 16-4-102.B. 7.g
Nightclubs or Bars								P C	P C	P C		P C	P C	P C	P C		P C	P C					Sec. 16-4-102.B. 7.h
Open Air Sales		P C				P C		P C	P C		P C	P C	P C	P C	P C	P C	P C	P C	P				Sec. 16-4-102.B. 7.i
Shopping Centers								P C	P C	P C	P C		P C	P C			P C						Sec. 16-4-102.B. 7.j
Tattoo Facilities																	P C						Sec. 16-4-102.B. 7.k
Other Commercial Services Uses						P C	P C		P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	Sec. 16-4-102.B. 7.l
VEHICLE SALES AND SERVICES																							
Auto Rentals								P C	P C	P C		P C		P C	P C		P C	P C		P C			Sec. 16-4-102.B. 8.a

Auto Repairs												P C							P C			P C	Sec. 16-4- 102.B. 8.b
Auto Sales												P							P			P	
Car Washes											P	P			P C	P			P			P	Sec. 16-4- 102.B. 8.c
Commercial Parking Lot										P C	P C	P C		P C					P C				Sec. 16-4- 102.B. 8.d
Gas Sales										P C	P C	P C			P C	P C		P C	P C			P C	Sec. 16-4- 102.B. 8.d
Taxicab Services												P			P				P			P	
Towing Services or Truck or Trailer Rentals																						P	

TABLE 16-4-102.A.6: PRINCIPAL USE TABLE																						
P = Permitted by Right PC = Permitted Subject to Use-Specific Conditions																						
SE = Allowed as a Special Exception Blank Cell = Prohibited																						
USE CLASSIFICATION/ USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS						MIXED-USE AND BUSINESS DISTRICTS													USE-SPECIFIC CONDITIONS
	CON	PR	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	CR	SPC	CC	MS	WMU	S	MF	MV	NC	LC	RD	MED	IL	
Watercraft Sales, Rentals, or Services													P C	P		P C		P C			P	Sec. 16-4-102.B.8.e

INDUSTRIAL USES																			
Grinding																		SE	Sec. 16-4-102.B. 9.a
Light Industrial, Manufacturing, and Warehouse Uses																	PC	P	Sec. 16-4-102.B. 9.a
Seafood Processing Facilities												PC	PC		PC				Sec. 16-4-102.B. 9.b
Self-Service Storage										PC							PC	PC	Sec. 16-4-102.B. 9.c
Waste-Related Services Other than Waste Treatment Plants																		P	
Waste Treatment Plants																	SE		
Wholesale Sales																	P	P	
OTHER USES																			
Agriculture Uses		P	P	P	P	P	P	P					P	P	P	P	P		
Boat Ramps,	PC	P	PC	PC		PC	PC					P			P				Sec. 16-4-

of the travel lane of the street providing the shortest route to the minor arterial.

- e. Lots within an existing legally platted and developed single family subdivision, including open space are not eligible to participate in the WFH Program.
- f. Properties developed with a non-single family residential use that is permanent in nature are not eligible to participate in the WFH Program.
- x. Workforce housing use in the RM-12 District shall comply with the following conditions:
 - a. The property shall be a minimum of 5 acres.
 - b. The property shall be located on a major arterial in accordance with Sec. 16-5-105.B, Street Hierarchy.

(Revised 11-4-2020 - Ordinance 2020-26; revised 2-16-2021 - Ordinance 2021-02)

Sec. 16-4-105. Workforce Housing (WFH) Program

A. Workforce Housing Density All Units:

1. Commercial conversion projects that include at least 20% workforce housing units will be eligible for incentives as described in Sec. 16-10-102B.1, including:
 - a. A reduction in minimum unit sizes by 30% and;
 - b. Up to 50% of the units in the development may be micro-efficiency and/or studio units.
2. In the RM-4 District:
 - a. A density bonus up to 100% above the base residential density standards is permitted if 50% of all units within the development are workforce housing units.
 - b. A density bonus up to 50% above the base residential density standards is permitted if 25% of all units within the development are workforce housing units.
 - c. The maximum density permitted in any workforce housing development is 12 units per acre.
3. In the RM-12 District: If at least 50% of all units within the development are workforce housing units, the following is permitted:
 - a. A density bonus up to 25% above the base residential density standards.
 - b. A maximum impervious coverage of 45%.

(Revised 2-16-2021 - Ordinance 2021-02)

B. Standards for Workforce Housing Units

All Units:

1. For development that contains both market-rate and workforce housing units, the workforce units shall be mixed with, and not clustered together or segregated in any way from, market-rate units. If the development contains a phasing plan, the phasing plan shall provide for the development of workforce units concurrently with the market-rate units.
2. The workforce housing units shall include a range of unit sizes, based on the number of bedrooms, which are comparable to units in the overall development.

-
3. The exterior appearance of workforce housing units must be compatible and comparable with the rest of the units in the development by providing similar architectural style and similar exterior building materials, finishes, and quality of construction.
 4. Prior to the issuance of a building permit for any units in a workforce housing development, the applicant shall execute any and all documents required by the Town, including, without limitation, restrictive covenants, deed restrictions, and related instruments to ensure affordability of workforce housing units in accordance with this Section.

Owner-occupied Units:

1. Developers shall enter into a Workforce Housing Agreement, or similar agreement approved by Town Council, with the Town of Hilton Head Island, or its designee. Following execution of the agreement by all parties, the completed Workforce Housing Agreement, or memorandum thereof, shall be recorded and the conditions therefrom filed and recorded on the parcel or parcels designated for the construction of workforce housing units. The Workforce Housing Agreement shall be binding to all future owners and successors in interest. The agreement shall be in a form reviewed and approved by the Administrator.
 - a. The agreement, at a minimum, shall establish the number of workforce housing units including their square footage, number of bedrooms, and location within the development. The agreement will also include terms and conditions of affordability, resale provisions, and other standards as set forth in Sec. 16-4-105.
 - b. Owner-occupied workforce housing units that are provided under Sec. 16-4-105 are subject to a Workforce Housing Agreement and shall remain as workforce housing for a minimum of 30 years from the date of initial certificate of occupancy.
 - c. A certificate of occupancy will not be issued until complete certified and recorded copies of the Workforce Housing Agreement have been provided to the Town.
2. Restrictive covenants for workforce housing units subject to the provisions of Sec. 16-4-105 shall be filed that require compliance with the following:
 - a. Owner-occupied workforce housing units shall only be sold to households earning 80 to 100% of the most recently published HUD area median income (AMI) for Beaufort County.
 - b. Owner-occupied workforce housing units shall remain in the WFH Program for a minimum of 30 years from the date of the initial certificate of occupancy.
 - c. Prior to the sale of an owner-occupied workforce housing unit, the Town, or its designee, shall be notified of the owner's intent to place the unit for sale and a Certificate of Eligibility (COE) shall be submitted by the potential buyer.
 - d. The workforce housing unit may be subject to a homeowners association (HOA). HOA dues for workforce housing units shall be a maximum of 75% of the HOA dues owed by market-rate unit owners.

Rental Units:

1. The Town will not issue a certificate of occupancy for any building that contains both market-rate and workforce housing rental units unless the development has complied with the workforce housing provisions as outlined in this Section.
2. The designation of a rental workforce housing unit is not required to stay with the same unit over the 30 year affordability period so long as the minimum number and type of workforce units are provided within the development.
3. Developers shall enter into a Workforce Housing Agreement, or similar agreement approved by Town Council, with the Town of Hilton Head Island, or its designee. Following execution of the agreement by

all parties, the completed Workforce Housing Agreement, or memorandum thereof, shall be recorded and the conditions there from filed and recorded on the parcel or parcels designated for the construction of workforce housing units. The Workforce Housing Agreement shall be binding to all future owners and successors in interest. The agreement shall be in a form reviewed and approved by the Administrator.

- a. The agreement, at a minimum, shall establish the number of workforce housing units including their square footage, number of bedrooms, and location within the development. The agreement will also include terms and conditions of affordability, rental rate provisions, and other standards as set forth in Sec. 16-4-105.
 - b. The agreement shall include a provision requiring the owner(s) of rental workforce housing units to submit annually a sworn affidavit to the Town, or its designee, certifying that the rental rate(s) meets the requirements of Sec. 16-4-105.F.
 - c. Rental workforce housing units that are provided under Sec. 16-4-105 are subject to a Workforce Housing Agreement and shall remain as workforce housing for a minimum of 30 years from the date of initial certificate of occupancy.
 - d. A certificate of occupancy will not be issued until complete certified and recorded copies of the Workforce Housing Agreement have been provided to the Town.
4. Restrictive covenants for workforce housing units subject to the provisions of Sec. 16-4-105 shall be filed that require compliance with the following:
- a. Rental workforce housing units shall only be rented to households earning 60 to 80% of the most recently published HUD AMI for Beaufort County.
 - b. Rental workforce housing units shall remain in the WFH Program for a minimum of 30 years from the date of the initial certificate of occupancy.
 - c. Rental workforce housing units shall not be occupied for a period less than 90 days.



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT ZONING MAP AMENDMENT

Case #	Name of Project	Public Hearing Date
ZA-000023-2025	Northpoint Zoning Map Amendment	March 19, 2025

Parcel Data	Property Owner	Applicant
<u>Parcel Numbers:</u> 1. R510 007 000 0121 0000 2. R510 007 000 0219 0000 3. R510 007 000 0230 0000 4. R510 007 000 0232 0000 5. R510 007 000 0233 0000 6. R510 007 000 0234 0000 7. R510 007 000 0235 0000 8. R510 007 000 0236 0000 9. R510 007 000 0237 0000 10. R510 007 000 0238 0000 11. R510 007 000 0239 0000 12. R510 007 000 0240 0000 13. R510 007 000 0241 0000 14. R510 007 000 0242 0000 15. R510 007 000 0243 0000 16. R510 007 000 0265 0000 <u>Size:</u> 11.337 acres <u>Address:</u> Northpoint Circle	The Town of Hilton Head Island, 1 Town Center Court Hilton Head Island, SC, 29928	Marc Orlando, Town Manager, The Town of Hilton Head Island, 1 Town Center Court Hilton Head Island, SC, 29928

Existing Zoning	Proposed Zoning
<u>Overlay District:</u> Corridor Overlay (COR) District <u>Zoning District:</u> All parcels are Parks and Recreation (PR) District <u>Allowable Uses:</u> Cemeteries; Community Service Uses; Government Uses; Major Utilities; Minor Utilities; Public Parks; Religious Institutions; Telecommunication Antenna, Collocated or Building Mounted; Telecommunication Towers, Monopole; Open Air Sales; Agriculture Uses; Boat Ramps, Docking Facilities, and Marinas	<u>Overlay District:</u> Corridor Overlay (COR) District <u>Proposed Zoning District:</u> Moderate to High Density Residential (RM-12) District <u>Allowable Uses:</u> Family Compound; Family Subdivision; Group Living; Multifamily; Recreational Vehicle; Single-Family; Community Service Uses; Government Uses; Major Utilities; Minor Utilities; Public Parks; Religious Institutions; Telecommunication Antenna, Collocated or Building Mounted; Telecommunication Towers, Monopole; Agriculture Uses Proposed Use Considered Under a Separate Priority LMO Amendment: Workforce Housing

Application Summary:
The Town of Hilton Head Island proposes to rezone 16 parcels on Beaufort County’s Tax Map 7. The parcel numbers are 121, 219, 230, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, and 265 (see Attachment A, Application), which are also known as part of the Northpoint Circle (see Attachment B, Location Map). In total, the subject property is 11.337 acres (see Attachment D, Survey of Northpoint). The Town intends to rezone the property to facilitate a Public-Private Partnership Workforce Housing initiative (see Attachment E, Use Table Comparison), which aligns with its 2023-2025 Strategic Plan, specifically Strategy #2 (Workforce Housing Framework). This application is integral to the previously approved Northpoint Workforce Housing Development Agreement, which is dedicated to advancing the Workforce Housing Framework on Hilton Head Island. The parcels are currently located in the Parks and Recreation (PR) District (see Attachment C, Northpoint Vicinity Zoning Map). As a concurrent effort, the Town proposes a related priority Land Management Ordinance (LMO) amendment to include Workforce Housing as an allowable principal land use, permitted subject to use-specific conditions, in the Moderate to High Density Residential (RM-12) District. The proposed amendment incorporates qualification standards, including a minimum acreage (five acres) and a location along a major arterial road. Considering this proposed amendment, the Town seeks to rezone the parcels to the RM-12 District.
Staff Recommendation:
Staff recommends that the Planning Commission find this application to be <u>consistent</u> with the Town’s Comprehensive Plan and carries out the purposes of the LMO, based on those Findings of Facts as determined by the LMO Official and enclosed herein. Staff recommends that the Planning Commission recommend <i>approval</i> of this application to Town Council.

Background:

In the Hilton Head Plantation Master Plan, established in 1984, the Northpoint property was identified (Tract M) for future development (see Attachment F, Hilton Head Plantation Master Plan). By the late 1980s, this area transitioned into a commercial subdivision and was subsequently acquired by the South Carolina Department of Transportation (SCDOT) in the 1990s to support the construction of the Cross Island Parkway. Between 1997 and 1999, the Town purchased the property for approximately \$1.4 million, which included various infrastructure improvements to the State-owned right-of-ways in the Town as part of the agreement.

The site was zoned Office/Institutional (OL), (see Attachment G, 1998 Official Zoning District Map) and in 2014, the zoning of the property was changed to PR (see Attachment H, 2014 Official Zoning District Map).

Today, the site is located in Squire Pope Historic Neighborhood, a Hilton Head Island Historic Gullah Neighborhood, and is within the Corridor Overlay District adjacent to Jarvis Creek, Marsh Point Apartments, the United States Postal Service, and U.S. Route 278 (William Hilton Parkway). Northpoint Circle has direct access to William Hilton Parkway, a Major Arterial (see Attachment B, Location Map).

The application proposes rezoning the property from PR to RM-12, allowing Workforce Housing as a principal use, permitted subject to use-specific conditions, on the subject property (see Attachment E, Use Table Comparison), subject to the Town's approval of a priority LMO amendment to allow the use. The changes that would occur as a result of rezoning the parcels from PR to RM-12 include the following: (see Attachment E, Use Table Comparison.)

- The following uses would be allowed on the parcels: Family Compound; Family Subdivision; Group Living; Multifamily; Recreational Vehicle; Single-Family; and Workforce Housing (subject to LMO amendment).
- The following uses would not be allowed: Cemeteries; Open Air Sales; Boat Ramps, Docking Facilities, and Marinas.

Uses on adjacent sites are:

- Northbound, Marsh Point Apartments – Multifamily use, (Low to Moderate Density Residential) RM-4 District
- Eastbound, Broad Creek Public Service District Hilton Head #1PSD – Major Utility use, PR District
- Eastbound, United States Postal Service – Government use, Light Commercial (LC) District
- Southbound, William Hilton Parkway and the Coastal Discovery Museum, Community Services Use, PR District
- Westbound, Jarvis Creek

Applicant's Grounds for ZMA:

Overall, this project represents a collaborative effort between the Town and its development partner to enhance community housing options for essential workers on Hilton Head Island, focusing on sustainability and affordability. This effort aligns with Strategy #2 of the Town's 2023-2025 Strategic Plan, which focuses on implementing the Workforce Housing Framework called "Finding Home."

The Town is requesting approval to rezone the property to the RM-12 District. The applicant states that this change, along with the LMO amendment to the RM-12 District, will allow for residential uses and

the associated residential density to support workforce housing, providing greater options for the existing Town land.

Summary of Facts and Conclusions:

Findings of Fact:

- The application was submitted on January 8, 2025, as set forth in LMO Section 16-2-103.C and Appendix D-1.
- Per LMO Section 16-2-102.E.1, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing.
- The LMO Official scheduled the public hearing on the application for the March 19, 2025, Planning Commission meeting, which is a regularly scheduled meeting of the Planning Commission.
- Per LMO Section 16-2-102.E.2, the LMO Official shall publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date.
- Notice of the March 19, 2025, public hearing was published in the Island Packet on February 16, 2025.
- Per LMO Section 16-2-102.E.2, the applicant shall mail a notice of the public hearing by first-class mail to the owners of the land subject to the application and owners of record of properties within 350 feet of the subject land, no less than 15 calendar days before the hearing date.
- The applicant mailed notices of the March 19, 2025, public hearing by first-class mail to the owners of record of properties within 350 feet of the subject land on March 4, 2025.
- Per LMO Section 16-2-102.E.2, the LMO Official shall post conspicuous notice of the public hearing on or adjacent to the land subject to the application no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject land.
- The LMO Official posted on February 18, 2025 conspicuous notice of the public hearing on the land subject to the application.

Conclusions of Law:

- The application was submitted in compliance with LMO Section 16-2-103.C and Appendix D-1.
- Notice of the public hearing was published, mailed and posted, in compliance with LMO Section 16-2-102.E.2.

As set forth in LMO Section 16-2-103.C.3. In determining whether to recommend that Town Council approve or deny a proposed Zoning Map Amendment (Rezoning), the Planning Commission may weigh the relevance of and consider the following:

Summary:

Criteria 1: Whether and the extent to which the proposed zoning is in accordance with the Comprehensive Plan (LMO Section 16-2-103.C.3.a.i):

Findings:

This application addresses the Comprehensive Plan in the following areas:

Core Value: Relentless Pursuit of Excellence

Goal

- Ideals of Excellence: To adopt and pursue Our Ideals of Excellence for Hilton Head Island.

Strategies & Tactics

- 2.10: Continue to provide an appropriate range of land uses that accommodate the needs of the community.
- 2.10.1: Encourage development and redevelopment opportunities that help Hilton Head Island be a competitive and affordable place to live and work.

Core Value: Revitalizing & Modernizing the Economy

Goal 3

- Brand: To manage evolving economic growth while maintaining Hilton Head Island's unique aesthetic.

Strategies & Tactics

- 3.2: Monitor demographics and economic trends to manage emerging growth and changes.
- 3.2.2: Monitor trends in housing development to provide housing options that meet market demands.

Goal 6

- Workforce: To have a high-quality workforce housing through effective incentives.

Strategies & Tactics

- 6.1: Encourage the development of workforce housing through effective incentives.
- 6.1.1: Continue to pursue the recommendations from the Town's Workforce Housing Strategic Plan.
- 6.1.2: Identify methods to support construction of new workforce housing by 2024.
- 6.1.4: Consider the use of Town-owned properties, where appropriate, for future development projects or land swaps for workforce housing.
- 6.1.5: Review the land acquisition program to determine if a workforce housing component would be an appropriate modification going forward.
- 6.1.6: Monitor changing demographics and trends in housing development to allow for housing options to meet market demands.
- 6.1.7: Continue to educate the public on the potential impact on their daily quality of life that is directly affected by the supply or lack of workforce housing.

Core Value: Fostering an Inclusive Multi-dimensional Community

Goal 3

- Community Development: To foster creation of sustainable, inclusive, equitable, and innovative community development on the entire Island.

Strategies & Tactics

- 3.3: Continue to implement the recommendations from the Town's Workforce Housing Strategic Plan.
- 3.4: Evaluate opportunities for diversity in housing costs and transportation modes by establishing incentives for redevelopment of abandoned and underutilized spaces.
- 3.5: Encourage employer assisted housing programs to entice more employees of various professions (teachers, police officers, fire fighters, etc.) to live within Town limits.

- 3.7: Address housing issues by using a systematic approach that integrates economic development, transportation, and land use.

Core Value: Building a Connected & Collaborative Community Fabric

Goal 2

- **Built Environment:** To promote designs for the built environment that capitalize on our natural beauty and community strengths, reinforcing our unique sense of place.

Strategies & Tactic

- 2.4: Create incentives and/or public/private partnerships for redevelopment with goals of diversity in housing types and cost, and types of transportation modes.

Goal 4

- **Quality of Life:** To foster an exceptional quality of life for residents, outstanding experiences for visitors, and economic opportunity for our workforce.

Strategies & Tactic

- 4.1.1: Continue to implement the recommendations from the Town's Workforce Housing Strategic Plan.

Core Value: Expanding to Embrace an Integrated Regional Focus

Goal 2

- **Workforce:** To improve and expand opportunities for workforce development and housing on Hilton Head Island and in the region.

Strategies & Tactic

- 2.1: Pursue regional cooperation of public, private, and nonprofit agencies in meeting area housing and workforce needs.

Core Value: Innovative Approach to Create "Right-Sized" Infrastructure

Goal 6

- **Housing:** To promote housing options to meet the needs of all current and future populations on the Island.

Strategies & Tactics

- 6.1: Adopt policies to support the recommendations of the Town's Workforce Housing Strategic Plan.
- 6.2: Continually assess development standards and building codes to ensure they encourage the development and redevelopment of needed housing.
- 6.2.1: Evaluate and study regulations to require or provide options for interconnection between developments, which promotes the establishment of neighborhoods, and to provide safe and convenient access to neighborhood level public facilities, particularly schools and parks.
- 6.3: Evaluate proposed changes to residential density to ensure they are appropriate for the character of the area and the neighboring properties.

Conclusions of Law:

- The proposed rezoning, along with the amendment to allow Workforce Housing in RM-12, is in accordance with the Comprehensive Plan, as described in the Land Use Element, as set forth in LMO Section 16-2-103.C.3.a.i.

- The proposed rezoning will modify the existing permitted land use to promote housing options to meet the needs of current and future populations on the Island and is consistent with the Core Value: Innovative Approach to Create “Right-Sized” Infrastructure.
- The proposed rezoning and LMO amendment will expand opportunities for workforce development and housing on Hilton Head Island and in the region by adding Workforce Housing as an allowable principal use, consistent with Core Value: Expanding to Embrace an Integrated Regional Focus.
- The proposed rezoning will modify the permitted land use of the property in conformance with the Town’s Comprehensive Plan.

Summary:

Criteria 2: Whether and the extent to which the proposed zoning would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity (LMO Section 16-2-103.C.3.a.ii):

Findings:

- The applicant proposes to rezone the property from PR to RM-12 to allow Workforce Housing.
- Adjacent to the Northpoint property is Marsh Point Apartments, which is zoned RM-4 and has 140 dwelling units on the property.
- Both the RM-4 and the RM-12 Districts have the same residential uses: Family Compound, Family Subdivision, Group Living, Multifamily, Recreational Vehicle, and Single-Family.
- The range of allowable uses and densities for multifamily uses in the RM-4 and the RM-12 Districts are similar in nature. The proposed zoning has similar densities for Workforce Housing.
- RM-4 allows Workforce Housing, consistent with the proposed amendment to RM-12. However, RM-4 allows a Workforce Housing residential density bonus of up to 12 units per acre under certain circumstances.
- RM-12 allows up to 12 units per acre, and the proposed Workforce Housing text amendment would allow a residential density bonus of up to 25% under certain circumstances, resulting in up to 15 units per acre.
- Although the Northpoint density under the rezoning and LMO amendment would allow a greater density than the neighboring Marsh Point Apartments, the site has direct frontage along William Hilton Parkway and significantly less water frontage along Jarvis Creek, making the site much more suitable for increased density from a land use compatibility and environmental standpoint.
- The United States Post Office is also adjacent to the site and is in the LC District, which allows Workforce Housing by commercial conversion.

Conclusions of Law:

- The proposed rezoning will allow uses that are compatible with existing neighboring uses allowed on other property in the immediate vicinity in accordance with LMO Section 16-2-103.C.3.a.ii.
- The proposed rezoning will add the following land uses: Family Compound; Family Subdivision; Group Living; Multifamily; Recreational Vehicle; Single-Family; and Workforce Housing, subject to the approval of the RM-12 amendment (see LMO Sections 16-3-103.C and 16-3-104.G).

Summary:

Criteria 3: Whether and the extent to which the proposed zoning is appropriate for the land (LMO Section 16-2-103.C.3.a.iii):

Findings:

- The property was once part of the Hilton Head Plantation Master Plan and identified for future development on Hilton Head Island (see Attachment F, Hilton Head Plantation Master Plan).
- The land was previously subdivided and developed with supportive infrastructure and Northpoint Circle Road.
- Utilities have been installed on the site (see Attachment D, Survey of Northpoint).
- Northpoint has direct access to William Hilton Parkway.
- The Northpoint tract is located along William Hilton Parkway near Gumtree Road and is close to jobs, community services, and public facilities.
- Nearby are the Hilton Head Hospital, Fire Stations 4 and 5, medical offices, and the Boys and Girls Club.
- The Hilton Head Island Middle School and High School, and the Island Recreation Center are also within a mile of Northpoint.
- The application proposes to rezone the property from PR to RM-12 to allow Workforce Housing.
- As proposed as part of the priority LMO amendment, a density bonus up to 25 percent above the base residential density standards is permitted in the RM-12 District if at least 50 percent of all units within the development are workforce housing units.

Conclusions of Law:

- The proposed zoning is appropriate for the land in accordance with LMO Section 16-2-103.C.3.a.iii.
- The allowable uses and increase of density to RM-12 and associated amendments are appropriate based on compatible nearby land uses, availability of utilities and infrastructure, and historic planning for the area.

Summary:

Criteria 4: Whether and the extent to which the proposed zoning addresses a demonstrated community need (LMO Section 16-2-103.C.3.a.iv):

Findings:

- The Workforce Housing Strategic Plan suggests the Island should set a goal to facilitate constructing 200 total net new, obtainable housing units yearly.
- The Comprehensive Plan (Our Plan), which was approved by Town Council, on page 112, suggests the Town attracts and maintains a diverse and multi-dimensional residential population, providing a competitive live-work option.
- The Comprehensive Plan (Our Plan), which was approved by Town Council, on page 112, suggests the Town continually adapts the Core Values and Comprehensive Plan to meet the needs of the present and the future.
- This application is integral to the Northpoint Workforce Housing Development Agreement, which is dedicated to advancing the Workforce Housing Framework on Hilton Head Island.
- The proposed rezoning will expand opportunities for workforce development and housing on Hilton Head Island and in the region by adding Workforce Housing as an allowable principal use, consistent with Core Value: Expanding to Embrace an Integrated Regional Focus.

- The application proposes, “The Northpoint development will provide housing for Hilton Head Island’s workforce. The project will target households earning between 60 and 150 percent of the Beaufort County Area Median Income (AMI), with at least 50 percent of the units reserved for households earning between 60 percent and 80 percent of AMI. The development will ensure long-term affordability through covenants, guaranteeing that the units remain accessible to the Island’s workforce in perpetuity.”
- Rezoning would “Provide appropriate modifications to the zoning designations and land use regulations to meet community needs while maintaining Island Character,” as described in Chapter 1, Goal 3.3.1, of the Our Plan.

Conclusions of Law:

- The rezoning would fulfill a demonstrated community need in accordance with LMO Section 16-2-103.C.3.a.iv.
- The proposed rezoning will allow Workforce Housing and ensure long-term affordability through covenants, guaranteeing that the units remain accessible to the Island’s workforce in perpetuity.

Summary:

Criteria 5: Whether and the extent to which the proposed zoning is consistent with the overall zoning program as expressed in future plans for the Town (LMO Section 16-2-103.C.3.a.v):

Findings:

- This application is integral to the Northpoint Workforce Housing Development Agreement, which is dedicated to advancing the Workforce Housing Framework on Hilton Head Island.
- The purpose of the RM-12 District is described in Section 16-3-104.G of the LMO, “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.”
- The PR District does not allow residential uses, such as Workforce Housing (see Attachment E, Use Table Comparison).
- As part of the Town’s priority effort to prepare and adopt the Skull Creek District Plan, the draft study area aspiration statements support economic development and workforce development, including a variety of housing types, workforce housing, and Island employers and employees. Further, this area has been identified for multifamily residential as part of the future land use considerations.

Conclusions of Law:

- The proposed zoning is consistent with the overall zoning program as expressed in the draft Skull Creek District Plan, in accordance with LMO Section 16-2-103.C.3.a.v.
- This application is integral to the Northpoint Workforce Housing Development Agreement, which is dedicated to advancing the Workforce Housing Framework on Hilton Head Island.
- The PR District does not allow Workforce Housing and the RM-12 District rezoning and associated amendments would allow the Town to achieve its stated objectives.

Summary:

Criteria 6: Whether and the extent to which the proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts (LMO Section 16-2-103.C.3.a.vi):

Findings:

- This application would rezone 16 parcels, totaling 11.337 acres, a substantial area for development.
- The subject property is adjacent to three different districts: the RM-4, the LC, and the PR (see Attachment C, Northpoint Vicinity Zoning Map.)
- Adjacent to the Northpoint property is Marsh Point Apartments, which is zoned RM-4 and has 140 multifamily dwelling units on the property.
- The range of allowable uses and densities for the RM-4 and the RM-12 Districts are similar in nature. The proposed zoning has similar densities for Workforce Housing.
- Workforce housing is permitted in the adjacent RM-4 and LC Districts; the proposed zoning change would allow workforce housing on this tract.
- The property was once part of the Hilton Head Plantation Master Plan and identified for future development on Hilton Head Island.

Conclusion of Law:

- The proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts in accordance with LMO Section 16-2-103.C.3.a.vi because the existing adjacent zoning is complementary.

Summary:

Criteria 7: Whether and the extent to which the proposed zoning would allow the subject property to be put to a reasonably viable economic use (LMO Section 16-2-103.C.3.a.vii):

Findings:

- Rezoning from PR to RM-12 expands opportunities for the use of the property in compliance with the needs and goals of the Town's Comprehensive Plan.
- The applicant proposes high-quality, energy-efficient rental units targeting essential workforce members such as teachers, healthcare professionals, law enforcement, and hospitality staff.
- Developing Workforce Housing on the site addresses our community's demand for workforce housing. By introducing quality rental options designed specifically for those in the workforce, the application aims to help relieve the housing strain, allowing more individuals to settle in the area where they are employed, thus promoting a more stable community.

Conclusions of Law:

- The proposed zoning would allow the subject property to be put to a reasonably viable economic use in accordance with LMO Section 16-2-103.C.3.a.vii.
- The rezoning allows the site to be redeveloped with the residential use of Workforce Housing, making the site more compatible with the uses in the vicinity and allowing the property to be put to a reasonably viable economic use.

Summary:

Criteria 8: Whether and the extent to which the proposed zoning would result in development that can be served by available, adequate, and suitable public facilities (e.g. streets, potable water, sewerage, stormwater management) (LMO Section 16-2-103.C.3.a.viii):

Findings:

- Roads, utilities, and public services have already been established on-site (see Attachment D, Survey of Northpoint).
- Per the LMO, a Major Development Plan Review (DPR) application would be required to redevelop the property. As part of the DPR application, any required infrastructure improvements, encroachment permits or approvals from outside agencies such as PSD, Sparklight, Palmetto Electric, and SCDOT would be required prior to the approval of the DPR.
- The applicant's narrative reads, "This proposed zoning change will facilitate the redevelopment of the property for workforce housing through a public-private partnership. The amendment aligns with the Town's goals to address the growing demand for workforce housing while utilizing the property's existing infrastructure to create a sustainable and vibrant residential neighborhood."

Conclusion of Law:

- The proposed zoning would result in development that can be and is already served by available public facilities in accordance with LMO Section 16-2-103.C.3.a.viii.

Summary:

Criteria 9: Is appropriate due to any changed or changing conditions in the affected area (LMO Section 16-2-103.C.3.a.ix):

Findings:

- This application is integral to the Northpoint Workforce Housing Development Agreement, which is dedicated to advancing the Workforce Housing Framework on Hilton Head Island.
- The property was once part of the Hilton Head Plantation Master Plan and identified for future development on Hilton Head Island (see Attachment F, Hilton Head Plantation Master Plan).
- Adjacent to the Northpoint property is Marsh Point Apartments, which is zoned RM-4 and has 140 dwelling units on the property.
- In 2014, the property was rezoned to the PR District, which is intended "to accommodate and manage the land uses allowed on publicly held land used for active or passive recreation purposes, or publicly owned land preserved in its natural state for public enjoyment (see Section 16-3-103.C.1).
- The creation of workforce housing aligns with the Town's core values described in the Town's Master Plan, Section 3, Chapter 7, "Innovative Approach to Create "Right-Sized" Infrastructure."
- Rezoning would "Provide appropriate modifications to the zoning designations and land use regulations to meet community needs while maintaining Island Character," as described in Chapter 1, Goal 3.3.1, of the Our Plan.
- The proposed text amendment allows a density bonus up to 25 percent above the base residential density in the RM-12 District if at least 50 percent of all units within the development are workforce housing units.
- The applicant proposes to rezone the property from PR to RM-12 to allow Workforce Housing.

- Many units on Hilton Head Island, formerly available to the workforce, have been converted to short-term rentals in recent years.
- Shifts in employment and housing to the mainland have impacted the ability to attract the workforce and provide housing that meets the workforce housing needs on the Island.
- The availability of affordable, attainable workforce housing is limited, and changing housing market conditions continue to increase the challenge of ensuring the availability of housing for the Town's workforce.

Conclusions of Law:

- The proposed rezoning is appropriate due to the changes in the area, including housing market challenges and housing supply, in accordance with LMO Section 16-3-103.C.a.ix.
- The proposed rezoning will allow Workforce Housing, with a bonus density on the property, next to an apartment complex and is in close proximity to schools, community services, and public amenities.

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

PREPARED BY:

MC

Michael Connolly
Senior Planner

January 22, 2025

DATE

REVIEWED BY:

TL

Trey Lowe
Development Services Manager

January 27, 2025

DATE

REVIEWED BY:

ML

Missy Luick
Director of Planning and Land Management Official

February 24, 2025

DATE

ATTACHMENTS:

- A) Application
- B) Location Map
- C) Northpoint Vicinity Zoning Map
- D) Survey of Northpoint
- E) Use Table Comparison
- F) Hilton Head Plantation Master Plan
- G) 1998 Official Zoning District Map
- H) 2014 Official Zoning District Map



Town of Hilton Head Island
Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY

Date Received: _____
 Accepted by: _____
 App. #: ZMA _____
 Meeting Date: _____

Applicant/Agent Name: Marc Orlando, Town Manager Company: Town of Hilton Head Island
 Mailing Address: 1 Town Center Court City: Hilton Head Island State: SC Zip: 29928
 Telephone: 843-341-4600 Fax: _____ E-mail: _____

Project Name: Northpoint Workforce Housing Project Address: Northpoint Circle
 Parcel Number [PIN]: Refer to Attachment 1 - Parcel List
 Zoning District: PR Overlay District(s): COR Requested District: R M-12
 PD-1 Existing Land Use: N/A PD-1 Proposed Land Use: N/A

ZONING MAP AMENDMENT (ZMA) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757. The following items must be attached in order for this application to be complete:

N/A Affidavit of Ownership and Hold Harmless Permission to Enter Property

X A narrative that explains the reason(s) for the rezoning request and how the request meets the criteria of LMO Section 16-2-103.C.3. Review Standards.

X A copy of correspondence providing notice of a public hearing to all land owners of record within three hundred and fifty (350) feet on all sides of the parcel(s) being considered for the zoning map amendment. Such notice shall be mailed by first class mail fifteen days (15) prior to the Planning Commission meeting per LMO Section 16-2-102E.2e.ii. Mailed Notices. A sample letter can be obtained at the time of submittal. Also provide a list of owners of record to receive notification. The Town can assist in providing this listing by calling 843-341-4757.

N/A Where applicable, a copy of correspondence requesting written comments from the appropriate property owners' association regarding the requested amendment per LMO Appendix D: D-1.A.1.c. The Town can assist in providing this information by calling 843-341-4757.

X A boundary map prepared and sealed by a registered land surveyor. Submit an 11X17 inch (or smaller) reproducible copy of the plan.

N/A Filing Fee - \$500 cash or check made payable to the Town of Hilton Head Island

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ YES ☒ NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

Marc Orlando
 SIGNATURE

11/6/2025
 DATE

ATTACHEMENT A

Northpoint Workforce Housing Public-Private Partnership Parcel Numbers

11.337 Acres made up of 16 parcels

- R510 007 000 0121 0000
- R510 007 000 0265 0000
- R510 007 000 0240 0000
- R510 007 000 0241 0000
- R510 007 000 0242 0000
- R510 007 000 0243 0000
- R510 007 000 0230 0000
- R510 007 000 0232 0000
- R510 007 000 0233 0000
- R510 007 000 0234 0000
- R510 007 000 0235 0000
- R510 007 000 0236 0000
- R510 007 000 0237 0000
- R510 007 000 0238 0000
- R510 007 000 0239 0000
- R510 007 000 0219 0000

ATTACHMENT B

NARRATIVE SUPPLEMENT TO THE APPLICATION FOR ZONING MAP AMENDMENT FROM THE TOWN OF HILTON HEAD ISLAND REGARDING 11.337 ACRES ON WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SC

This Attachment B is part of the Zoning Map Amendment Application (this "Application") of The Town of Hilton Head Island (the "Applicant"), and is submitted by the Applicant to the Planning Commission of the Town of Hilton Head Island (the "Town") to address the zoning map amendment criteria set forth in Section 16-2-103.C.3 of the Town's Land Management Ordinance (the "LMO"). This Application seeks approval to amend the Official Zoning Map of the Town by changing the base zoning district applicable to 11.337 acres of Town-owned property (the "Property") which is comprised of multiple parcels located on Northpoint Circle on Hilton Head Island, from the currently applicable Parks and Recreation (PR) District to the Moderate to High Density Residential (RM-12) District.

Application Summary

Request from the Town of Hilton Head Island to amend the Official Zoning Map to change the base zoning of the Town-owned properties identified on Beaufort County Tax Maps as Parcels: R510 007 000 0265 0000, R510 007 000 0121 0000, R510 007 000 0219 0000, R510 007 000 0230 0000, R510 007 000 0232 0000, R510 007 000 0233 0000, R510 007 000 0234 0000, R510 007 000 0235 0000, R510 007 000 0236 0000, R510 007 000 0237 0000, R510 007 000 0238 0000, R510 007 000 0239 0000, R510 007 000 0240 0000, R510 007 000 0241 0000, R510 007 000 0242 0000, and R510 007 000 0243 0000 from the Parks and Recreation (PR) District to the Moderate to High Density Residential (RM-12) District.

The Property subject to this rezoning has been identified as the location for the Northpoint Workforce Housing Public-Private Partnership initiative to develop workforce housing on Hilton Head Island. This initiative advances Strategy #2 of the Town's 2023-2025 Strategic Plan: Implement the Workforce Housing Framework: Finding Home.

The Town seeks approval to rezone the Property to the Moderate to High Density Residential (RM-12) District to permit residential uses and density to support workforce housing.¹

Background

The Property was part of the Hilton Head Plantation Master Plan in 1984 and designated for future development. In the late 1980s, it was developed into a commercial subdivision before being acquired by the South Carolina Department of Transportation (SCDOT) in the 1990s to support the construction of the Cross Island Parkway. The Property was then acquired by the Town in two purchases between 1997 and 1999 using Real Estate Transfer Fee funds for approximately \$1.4 million, which included the Town designing and replacing a culvert under William Hilton Parkway

¹ The Town's Workforce Housing Density Bonus Program is being amended in advance of this application to allow a 25% density bonus in the RM-12 District, up to 15 units per acre, with a maximum impervious surface coverage of 45% for eligible workforce housing projects. The impervious coverage limit in the PR District is 45%.

as partial credit against the purchase from SCDOT. At the time, the Northpoint subdivision was zoned Office/Institutional (OL). In 2014, as part of an Island-wide Zoning Map Amendment, several Town-owned properties were rezoned into the Parks and Recreation (PR) District, including the Northpoint tract.

The existing infrastructure, including roads and utilities, makes the site well-suited for redevelopment into a residential neighborhood. Additionally, the development of workforce housing at this site is consistent with the Town's goals of promoting sustainable development and improving the quality of life for residents.

The Northpoint tract is situated along William Hilton Parkway near Gumtree Road and benefits from its proximity to jobs, community services, and public amenities, which contribute to the site's suitability for residential development. The Hilton Head Hospital, Fire Stations 4 and 5, medical offices and the Boys and Girls Club are nearby, and local schools and the Island Recreation Center are located within a mile of the Northpoint tract.

The Town is now seeking to amend the Official Zoning Map to change the base zoning from Parks and Recreation (PR) District to the Moderate to High Density Residential (RM-12) District to allow for the redevelopment of the Property for workforce housing through a public-private partnership.

Northpoint Workforce Housing Public-Private Partnership Project Description

The Northpoint Workforce Housing project will create approximately 160 high-quality, energy-efficient rental units that will be designed to provide best-in-class housing for Hilton Head Island's essential workforce, including teachers, healthcare workers, law enforcement officers, hospitality employees, and other essential workers. It will be part of a sustainable development approach to addressing the need for workforce housing while connecting neighboring uses and properties.

The neighborhood's layout, which will include green spaces, walking trails, and thoughtfully placed buildings, will integrate with the Island's emphasis on preserving natural resources, beauty, and maintaining neighborhood integrity. Northpoint's landscaping and lighting will further ensure that the site blends into its surroundings. The use of transition zones, setbacks, and open spaces will ensure that the visual impact is softened and maintain the scenic quality that residents and visitors value on Hilton Head Island. This careful integration underlines the Town's commitment to enhancing neighborhood character, strengthening Northpoint's compatibility with nearby properties.

The Town's efforts to address workforce housing have evolved over several years. In 2019, the Town commissioned a Workforce Housing Strategic Plan, which outlined strategies the Town should implement in collaboration with the private sector. In 2020 and 2021, the Town adopted policy programs to encourage the construction of workforce housing. These programs included the conversion of commercial buildings into living units and allowed for bonus density in certain residential zoning districts. The Workforce Housing Strategic Plan also identified initiatives for the promotion of workforce housing through public-private partnerships.

On February 22, 2022, the Town Council held a workshop to discuss workforce housing. The following month, the Town issued a Request for Qualifications (RFQ) seeking qualified

development firms to provide professional services in support of the proposed Northpoint location. To assist in reviewing and vetting these submissions, the Town Council approved a resolution in June 2022 authorizing the creation of the Northpoint Public-Private Partnership Housing Advisory Committee. The Northpoint Advisory Committee, comprised of three Town Council members and community leaders, worked closely with the Town Manager and Town staff over the next several months to review development proposals.

The Town invited the top seven respondents from the Request for Qualifications (RFQ) to submit proposals through a Request for Proposals (RFP). Staff also completed workforce housing research and evaluated the Northpoint site to better understand development potential.

In October 2022, the Town received seven development proposals. In November 2022, the Northpoint Public-Private Partnership Housing Advisory Committee interviewed all seven firms. There was one firm that stood out as a diverse team with extensive experience in design, financing, construction, leasing, and property management. The team was led by OneStreet Residential, an Atlanta-based developer and property manager with 35 years of experience in creating affordable and mixed-income communities.

On June 18, 2024, Town Council approved a Resolution authorizing the Town Manager to execute a Workforce Housing Development Agreement with OneStreet Residential. The decision was made following a comprehensive analysis and legal review by the Town Manager, Town staff, and the Town's Northpoint Public-Private Partnership Housing Advisory Committee. The Northpoint Advisory Committee endorsed OneStreet Residential as the most suitable development partner after an extensive review of development plans, financing options, programming and property management.

The Northpoint development will provide housing for Hilton Head Island's workforce. The project will target households earning between 60% and 150% of the Beaufort County Area Median Income (AMI), with at least 50% of the units reserved for households earning between 60% and 80% of AMI. The development will ensure long-term affordability through covenants, guaranteeing that the units remain accessible to the Island's workforce in perpetuity.

The Northpoint project represents a significant public-private partnership between the Town of Hilton Head Island and OneStreet Residential. The Town will provide a 65-year ground lease, \$1 million in grant funding from the American Rescue Plan Act (ARPA), covenants to ensure the long-term affordability of the neighborhood, zoning entitlements, and programming support.

Project Scope (Workforce Housing Development Agreement):

1. 11.337 acres of Town-owned property located close to Hilton Head Island schools, the Island Recreation Center, and the Boys and Girls Club
2. Energy efficient sustainable neighborhood with high-quality architecture and construction
3. +/-160 rental units, consisting of one-, two- and three-bedroom apartments
4. Amenities and programming that prioritize the well-being and quality of life of residents
 - Sustainable design with solar components and high-quality architecture and construction

- A pool and outdoor communal spaces with grilling, dining stations, pavilions, seating, and playgrounds to foster social interaction and a sense of community among residents
- Functional open spaces with views of Jarvis Creek and a neighborhood park with walking trails and fitness stations, and a community garden to encourage residents' health and wellness
- Onsite property management and a multipurpose community center with high-speed internet and programs tailored to residents' needs, such as educational, economic empowerment and recreational activities
- Integration of stormwater eco-infrastructure, such as rain gardens and bioswales to enhance the landscape while capturing, treating, and infiltrating stormwater runoff
- An attractive green infrastructure strategy, including pervious materials and water-neutral site features
- Onsite recycling and trash facilities
- Pedestrian and bike-friendly infrastructure
- Electric vehicle charging stations
- An onsite trolley stop to encourage the use of public transportation
- Native landscaping and minimal turf grass to reduce water consumption from irrigation
- Well-lit entrances, landscaped pathways and parking areas to promote safety
- Laundry appliances within each unit for residents' convenience

Workforce Affordability (Workforce Housing Development Agreement):

1. Essential workforce, such as but not limited to teachers, first responders, health care providers, and hospitality workers who are employed on Hilton Head Island
2. 60% to 150% of Area Median Income (AMI), with at least 50% of households earning between 60% and 80% of AMI
3. Affordability Covenants

Town's Role (Workforce Housing Development Agreement):

1. Project vision
2. 11.337 acres of land through a 65-year ground lease
3. \$1 million grant with contributions secured from the American Rescue Plan Act (ARPA)
4. Long-term programming support
5. Zoning entitlements

OneStreet Residential's Role (Workforce Housing Development Agreement):

1. Financing
2. Design and permitting
3. Project management
4. Construction
5. Lease-up
6. Long-term programming
7. Property management

Rezoning Criteria

The proposed rezoning review as required by LMO Section 16-2-103.C. is as follows:

i. Is in accordance with the Comprehensive Plan;

This Application aligns with the Town of Hilton Head Island's Comprehensive Plan, Our Plan, by increasing the availability of residentially zoned property in a location that is suitable for this purpose and near major employers on the Island. This Application also facilitates the advancement of a public-private partnership to create a workforce housing neighborhood not currently available in the community and thereby reinforcing opportunities for anchor institutions (schools, hospital, and businesses) to sustain a workforce, be competitive in our region, and diversify our population.

The Northpoint tract is situated along William Hilton Parkway near Gumtree Road and benefits from its proximity to jobs, community services, and public amenities, which contribute to the site's suitability for residential development. The Hilton Head Hospital, Fire Stations 4 and 5, medical offices and the Boys and Girls Club are nearby, and local schools and the Island Recreation Center are located within a mile of the Northpoint tract.

The rezoning also aligns with the Town's values for sustainable development through the repurposing and redevelopment of a previously developed site. The proposed development will incorporate modern infrastructure and services that align with these goals, such as pedestrian and bike pathways, electric vehicle charging stations, and recycling facilities. These enhancements will contribute to a sustainable, accessible, and safe environment for residents.

The following sections of the Comprehensive Plan specifically support this Application:

Relentless Pursuit of Excellence: Our Plan's Core Value "Relentless Pursuit of Excellence" includes the following goals, strategies and tactics related to the Ideals of Excellence - Strategies for Our People:

1. Ideals of Excellence: To adopt and pursue Our Ideals of Excellence for Hilton Head Island.
2. Strategies for Our People:
 - 2.10 Work with partners and anchor institutions to promote opportunities that will diversify the residential population.
 - 2.10.1 Encourage development and redevelopment opportunities that help Hilton Head Island be a competitive and affordable place to live and work.

Revitalizing and Modernizing the Economy: Our Plan's Core Value "Revitalizing and Modernizing the Economy" includes the following goals, strategies and tactics related to Brand and Workforce:

3. Brand: To manage evolving economic growth while maintaining Hilton Head Island's unique aesthetic.

3.2 Monitor demographics and economic trends to manage emerging growth and changes.

3.2.2 Monitor trends in housing development to provide housing options that meet market demands.

6. Workforce: To have a high-quality, sustainable workforce.

6.1 Encourage the development of workforce housing through effective incentives.

6.1.1 Continue to pursue the recommendations from the Town's Workforce Housing Strategic Plan.

6.1.2 Identify methods to support construction of new workforce housing by 2024.

6.1.4 Consider the use of Town-owned properties, where appropriate, for future development projects or land swaps for workforce housing.

6.1.5 Review the land acquisition program to determine if a workforce housing component would be an appropriate modification going forward.

6.1.6 Monitor changing demographics and trends in housing development to allow for housing options to meet market demands.

6.1.7 Continue to educate the public on the potential impact on their daily quality of life that is directly affected by the supply or lack of workforce housing.

Fostering an Inclusive Multi-Dimensional Community: Our Plan's Core Value "Fostering an Inclusive Multi-Dimensional Community" includes the following goals, strategies and tactics related to Inclusive and Community Development:

3. Inclusive: To foster creation of sustainable, inclusive, equitable, and innovative community development on the entire Island.

Community Development: 3.7 Address housing issues by using a systematic approach that integrates economic development, transportation, and land use.

Building a Connected and Collaborative Community Fabric: Our Plan's Core Value "Building a Connected and Collaborative Community Fabric" includes the following goals, strategies and tactics related to Connected and the Built Environment:

2. Connected: To promote designs for the built environment that capitalize on our natural beauty and community strengths, reinforcing our unique sense of place.

Built Environment: 2.4 Create incentives and/or public-private partnerships for redevelopment with goals of diversity in housing types and cost, and types of transportation modes.

Innovative Approach to create ‘Right-Sized’ Infrastructure: Our Plan’s Core Value “Innovative Approach to create ‘Right-Sized’ Infrastructure” includes the following goals, strategies and tactics for Housing:

6. Housing: To promote housing options to meet the needs of all current and future populations on the Island.

6.1 Adopt policies to support the recommendations of the Town’s Workforce Housing Strategic Plan.

6.2 Continually assess development standards and building codes to ensure they encourage the development and redevelopment of needed housing.

6.2.1 Evaluate and study regulations to require or provide options for interconnection between developments, which promotes the establishment of neighborhoods, and to provide safe and convenient access to neighborhood level public facilities, particularly schools and parks.

6.3 Evaluate proposed changes to residential density to ensure they are appropriate for the character of the area and the neighboring properties.

ii. Would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity;

This Application would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity. The zoning for adjacent properties includes Low to Moderate Density Residential (RM-4) District to the north, Light Commercial (LC) District to the east, and Parks and Recreation (PR) District to the west and south.

Marsh Point Apartments are located to the north and within the RM-4 District. Marsh Point Apartments has 140 rental units on approximately 20 acres, which includes a 6.6-acre Santee Cooper easement. Excluding the Sante Cooper easement, March Point was developed at 10 units per acre.

RM-4 and RM-12 allow similar residential uses, such as group living, multifamily, and single-family. The other nonresidential uses include public, civic, institutional, and educational uses, which are also substantially the same in both districts.

The United States Post Office is located to the east and within the LC District. LC allows uses that are harmonious in areas adjacent to residential neighborhoods, such as public, civic, commercial services, health services, institutional, and educational uses.

The Town-owned Coastal Discovery Museum property is located to the south and within the PR District, which further supports rezoning the Northpoint tract to RM-12 as there is a supply of PR zoning in the area.

iii. Is appropriate for the land;

This Application is appropriate for the land as the Property was originally part of the Hilton Head Plantation Master Plan and identified for future development. The Property was then developed as a commercial subdivision in the late 1980s. In 2014, as part of an Island-wide Zoning Map Amendment, several Town-owned properties were rezoned into the Parks and Recreation (PR) District, including the Northpoint tract.

The existing infrastructure, including roads and utilities, makes the site well-suited for redevelopment into a residential neighborhood. Additionally, the development of workforce housing at this site is consistent with the Town's goals of promoting sustainable development and improving the quality of life for residents.

The Northpoint tract is situated along William Hilton Parkway near Gumtree Road and benefits from its proximity to jobs, community services, and public amenities, which contribute to the site's suitability for residential development. The Hilton Head Hospital, Fire Stations 4 and 5, medical offices and the Boys and Girls Club are nearby, and local schools and the Island Recreation Center are located within a mile of the Northpoint tract. Together, these businesses employ over 2,000 workers on the Island. The Marsh Point apartments are located to the north. Jarvis Creek is located to the west. The United States Post Office is located to the east. The Coastal Discovery Museum is located to the south.

iv. Addresses a demonstrated community need;

This Application addresses a demonstrated community need as Hilton Head Island's workforce housing shortage has created economic pressures on both residents and local businesses. High housing costs have resulted in much of the Island's workforce residing off-Island, leading to extended commutes, increased traffic, and reduced quality of life for workers. According to the 2020 US Census, the number of people employed on-Island that live off-Island was 14,800, which increased 26% from 2002 to 2020.

Rezoning the Property to RM-12, with bonus density up to 15 units per acre for workforce housing is supported by Town priorities as identified in The Workforce Housing Strategic Plan, Strategy #4: Establish a density bonus program. The Town should amend the Land Management Ordinance (LMO) to offer density bonus in certain zoning districts for properties that meet particular criteria (i.e., proximity to jobs, services and/or transportation) in exchange for the provision of workforce housing. The criteria for the bonus density in RM-12 is met by the properties subject to this rezoning.

The Town's Workforce Housing Development Agreement for redeveloping this Property will require environmentally sustainable design and construction, with access to high-speed internet, and best-in-class amenities and programming that prioritize the well-being and quality of life of residents.

The economic viability of this Application supports workforce retention, a crucial factor in sustaining Hilton Head Island's service-oriented economy. Northpoint will create a neighborhood with approximately 160 apartment units with walking trails, recreational areas, and community programming that will enhance the living experience and foster

residents' satisfaction for the Island's workforce, ensuring that the Island's economy remains resilient and robust.

v. Is consistent with the overall zoning program as expressed in future plans for the Town;

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. This Application is consistent with the overall zoning program as expressed in future plans for the Town, including Our Plan, the Workforce Housing Strategic Plan and the Workforce Housing Framework.

The Town's Workforce Housing Strategic Plan strategies include the Town making some unrestricted and unprogrammed Town-owned land available for the production of workforce housing and setting clear goals and objectives in partnership with a developer that takes advantage of lower-cost land from the Town.

The Workforce Housing Framework adopted by the Town Council in November 2022 highlights the importance of public-private partnerships and innovative financing mechanisms to advance workforce housing projects. By collaborating with the private sector, the Town is ensuring the delivery of a well-designed, sustainably constructed, financially viable neighborhood that directly addresses the Island's workforce housing needs. This Application advances the strategic objectives set forth in the Workforce Housing Framework, reinforcing the Town's commitment to creating sustainable housing solutions.

The principles outlined in the Workforce Housing Framework are built on four key pillars:

Community

The Northpoint initiative reflects the community pillar by fostering a vibrant, inclusive neighborhood that provides essential workers with obtainable, high-quality housing. This development prioritizes resident well-being through thoughtfully designed amenities, including green spaces, recreational facilities, and a community center that supports social engagement and a sense of belonging.

Planning

This pillar emphasizes strategic planning to maximize land use efficiency while addressing workforce housing needs. Northpoint leverages the zoning program provided by the RM-12 District to create approximately 160 workforce rental units. The project's design incorporates sustainable features such as stormwater eco-infrastructure, bike and pedestrian friendly infrastructure, community garden, and energy-efficient construction, reflecting the framework's emphasis on environmentally conscious planning.

Management

Long-term operational sustainability is central to the management pillar. The project includes covenants to ensure that the Property remains affordable to the Island's workforce in perpetuity. The Workforce Housing Development Agreement requires professional property management with programming and amenities that prioritize the well-being of residents. The Development Agreement also requires annual income and employment verification to ensure residents continue to qualify to live at Northpoint.

Revenue

By utilizing a public-private partnership model, the Town is optimizing its resources to support the project while securing long-term affordability for residents who work on Hilton Head Island. The Town's contribution of a 65-year ground lease, American Rescue Plan Act (ARPA) grant funding, and zoning entitlements exemplifies the revenue pillar's focus on leveraging public and private investments to deliver workforce housing.

vi. Would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts;

This Application will not create an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning. The zoning of nearby properties includes Low to Moderate Density Residential (RM-4), Light Commercial (LC) and Parks and Recreation (PR).

The purpose of the Low to Moderate Density Residential (RM-4) District is to protect and preserve the character of these areas and neighborhoods. This district is used to encourage a variety of residential opportunities, including multifamily residential units, single-family residences, group living and workforce housing. The regulations of the district are intended to discourage development that would substantially interfere with, or be detrimental to, residential character. Residential density within the RM-4 District ranges from 4 units per acre to 8 units per acre based on the size of the property, and up to 12 units per acre for eligible workforce housing developments.

The purpose of the Light Commercial (LC) District is to provide light commercial uses such as offices, banks, restaurants, and lower intensity retail sales and services uses. Permitted uses are generally auto-oriented and easily accessed.

The purpose of the Parks and Recreation (PR) District is to accommodate and manage land uses allowed on publicly held land used for active or passive recreation purposes, or publicly owned land preserved in its natural state for public enjoyment. Development in this district shall be allowed and designed to minimize, as much as possible, its impact on both the natural environment and the community.

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. 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.

Rezoning the sixteen subject parcels to RM-12, which is located adjacent to RM-4, LC and PR zoned property, will not create an isolated zoning district unrelated to adjacent and surrounding zoning because of the complementary nature of the residential zoning to the surrounding multifamily residential, commercial and park properties.

vii. Would allow the subject property to be put to a reasonably viable economic use;

This Application will enable the subject property to be put to a reasonably viable economic use as the Island's demographics, economic demands, and housing needs have shifted in recent years. Hilton Head Island has experienced rising housing costs and increased demand for workers in critical sectors. According to the Conditions and Trends Assessment adopted by Town Council in 2024, "the total number of households did increase 24% from 2000 to 2020, but the makeup of these households is smaller and older." Family sizes on the Island are decreasing faster than in the county and the state. Hiring challenges on the Island are growing as housing costs are rising, and with more employment opportunities emerging in Beaufort and Jasper Counties. The median home price on Hilton Head Island in October 2024 was \$789,000, outperforming the county median by more than \$200,000.

Rezoning the Northpoint tract to RM-12 is a direct response to a growing community need for workforce housing. The project supports the Island's economy by making it feasible for essential workers to live on the Island. By providing high-quality rental units tailored to workforce needs, Northpoint alleviates these pressures, enabling more employees to live in the community where they work, fostering community stability.

viii. Would result in development that can be served by available, adequate, and suitable public facilities (e.g., streets, potable water, sewerage, stormwater management); and

This Application will result in development that can be served by available, adequate, and suitable public facilities as the Property was originally developed as a commercial subdivision in the 1980s. The existing infrastructure, including roads and utilities, makes the site ideal for redevelopment into a residential neighborhood. Additionally, the development of workforce housing at this site is consistent with the Town's goals of promoting sustainable development and improving the quality of life for residents.

ix. Is appropriate due to any changed or changing conditions in the affected area.

This Application is submitted in response to the evolving conditions and needs of the affected area. The Northpoint tract, initially part of the Hilton Head Plantation Master Plan in 1984, was identified for future development. In the late 1980s, it was developed as a commercial subdivision, but in the 1990s, the South Carolina Department of Transportation (SCDOT) acquired the property to facilitate the construction of the Cross Island Parkway.

The Town acquired the Northpoint tract from SCDOT in two separate purchases between 1997 and 1999, using Real Estate Transfer Fee funds totaling approximately \$1.4 million. At that time, the Northpoint subdivision was zoned as Office/Institutional (OL).

In 2014, as part of an Island-wide Zoning Map Amendment, several Town-owned properties, including the Northpoint tract, were reclassified into the Parks and Recreation (PR) District. With its existing infrastructure, the site is well-positioned for redevelopment into a residential neighborhood. This further supports the case for rezoning the property to the RM-12 District, enabling the creation of a neighborhood that complements the area's growth and demand for residential housing.

Conclusion

The Town is seeking to amend the Official Zoning Map to change the base zoning of the Northpoint tract from the Parks and Recreation (PR) District to the Moderate to High Density Residential (RM-12) District. This proposed zoning change will facilitate the redevelopment of the property for workforce housing through a public-private partnership. The amendment aligns with the Town's goals to address the growing demand for workforce housing while utilizing the property's existing infrastructure to create a sustainable and vibrant residential neighborhood.

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

Alan R. Perry
Mayor

Alexander Brown, Jr.
Mayor ProTem

Council Members

Patsy Brison
Steve DeSimone
Tamara Becker
Steve Alfred
Melinda Tunner

Marc Orlando
Town Manager

RE: Notice of Public Hearing – Northpoint Zoning Map Amendment (ZMA)

Dear Property Owner,

The Town of Hilton Head Island Planning Commission will hold a public hearing on Wednesday, February 19, 2025, at 2:00 p.m. in the Town Government Center, Benjamin M. Racusin Council Chambers, One Town Center Court, Hilton Head Island, South Carolina.

ZA-00023-2025: **Public Hearing** for a request from the Town of Hilton Head Island to amend the Official Zoning Map to change the base zoning of the Town-owned properties identified on Beaufort County Tax Maps as Parcels: R510 007 000 0265 0000, R510 007 000 0121 0000, R510 007 000 0219 0000, R510 007 000 0230 0000, R510 007 000 0232 0000, R510 007 000 0233 0000, R510 007 000 0234 0000, R510 007 000 0235 0000, R510 007 000 0236 0000, R510 007 000 0237 0000, R510 007 000 0238 0000, R510 007 000 0239 0000, R510 007 000 0240 0000, R510 007 000 0241 0000, R510 007 000 0242 0000, and R510 007 000 0243 0000 from the Parks and Recreation (PR) District to the Moderate to High Density Residential (RM-12) District.

This notice is sent in compliance with the Land Management Ordinance (LMO) Section 16-2-102E.2e.ii, requiring notification to all landowners within 350 feet of the parcels being considered for rezoning. The subject properties are the location for the Northpoint Workforce Housing Public-Private Partnership which aims to address the need for workforce housing by providing approximately 160 residential rental units with best-in-class amenities to serve the Hilton Head Island's essential workforce.

Interested persons may appear, speak and submit evidence or comments at the public hearing. For additional information or to submit comments prior to the public hearing, please call the Planning Department at (843) 341-4757.

Thank you for your attention. Your participation in the public hearing is encouraged, and we look forward to your input.

Sincerely,

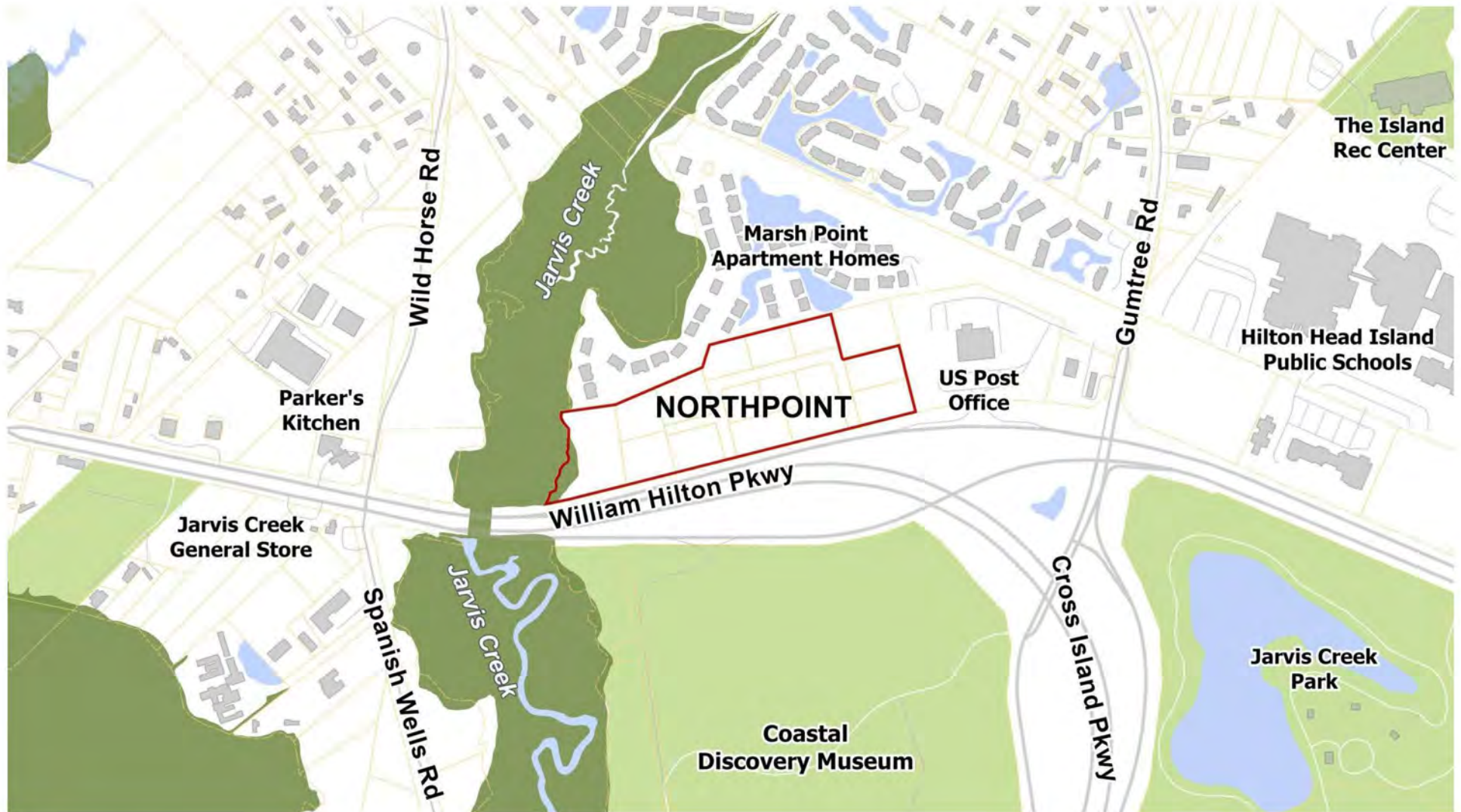


Missy Luick – Director of Planning

MissyL@hiltonheadislandsc.gov

(843) 341-4693

Enclosure: Location Map on back of page



Town of Hilton Head Island Zoning Map Amendment Location Map Northpoint Workforce Housing

December, 2024





Northpoint Housing Public-Private Partnership Parcels
 Parcels



- Northpoint Housing Public-Private Partnership Parcels
- Parcels
- Zoning
- CC - Community Commercial
 - CON - Conservation
 - CR - Coligny Resort
 - IL - Light Industrial
 - LC - Light Commercial
 - MED - Medical
 - MF - Marshfront Mixed Use
 - MS - Main Street
 - MV - Mitchelville
 - NC - Neighborhood Commercial
 - PD-1 - Planned Development
 - PR - Parks and Recreation
 - RD - Resort Development
 - RM-4 - Low to Moderate Density
 - RM-8 - Moderate Density
 - RM-12 - Moderate to High Density
 - RSF-3 - Single Family (3 Units Per Acre)
 - RSF-5 - Single Family (5 Units Per Acre)
 - RSF-6 - Single Family (6 Units Per Acre)
 - S - Stony Mixed Use
 - SPC - Sea Pines Commercial
 - WMU - Water-Oriented Mixed Use



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-4600
Date Created: Wednesday, January 22, 2025

Town of Hilton Head Island

Northpoint Workforce Housing Zoning Map

January, 2025

2,000 1,000 0 2,000 4,000 6,000 Feet

Attachment C, Northpoint Vicinity Zoning Map

N



The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses arising from the use of the map.

Attachment D, Survey of Northpoint

PROPERTY INFORMATION:
TAX CARD INFORMATION & ACRES SHOWN BELOW
CORRESPOND TO LOT TMS #s DEPICTED ON SURVEY

N/F
TOWN OF HILTON HEAD ISLAND SC
TMS R510 007 000 0121 0000
PB: 35 PG: 68
DB: 1577 PG: 1307
TOTAL ACRES
58,891 SF
1.352 AC
UPLAND:
54,686 SF
1.255 AC
WETLAND:
4,205 SF
0.097 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-17)
TMS R510 007 000 0243 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
36,765 SF
0.844 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-7)
TMS R510 007 000 0233 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
25,557 SF
0.587 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-4)
TMS R510 007 000 0230 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
32,838 SF
0.754 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-10)
TMS R510 007 000 0236 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
21,607 SF
0.496 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-12)
TMS R510 007 000 0238 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
20,486 SF
0.470 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-16)
TMS R510 007 000 0242 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
30,058 SF
0.690 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-14)
TMS R510 007 000 0240 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
28,228 SF
0.648 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-6)
TMS R510 007 000 0232 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
25,517 SF
0.586 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-3)
TMS R510 007 000 0219 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
21,500 SF
0.589 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-11)
TMS R510 007 000 0237 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
21,266 SF
0.488 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-13)
TMS R510 007 000 0239 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
25,918 SF
0.595 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-15)
TMS R510 007 000 0241 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
30,011 SF
0.689 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-8)
TMS R510 007 000 0234 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
25,515 SF
0.587 AC

N/F
BROAD CREEK PUBLIC SERVICE DISTRICT
HILTON HEAD #1 PSD
TMS R510 007 000 0231 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1206
44,533 SF
1.025 AC

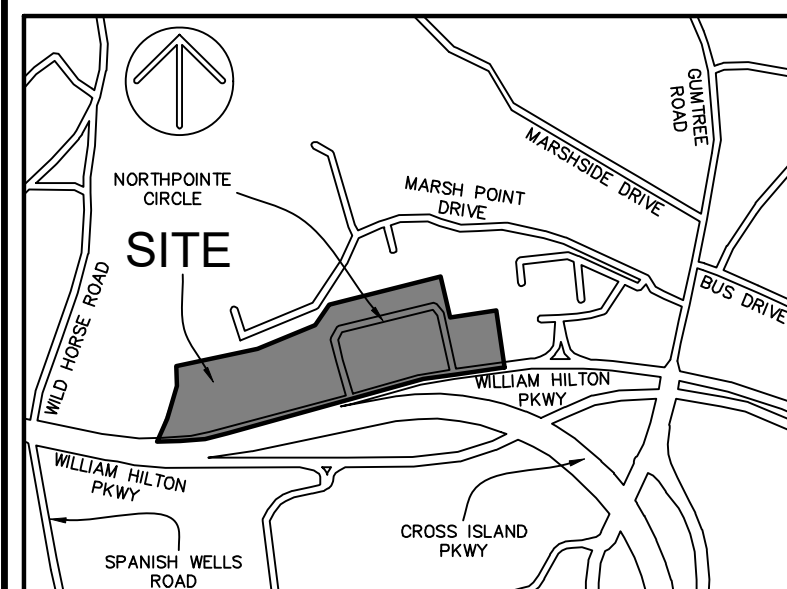
N/F
TOWN OF HILTON HEAD ISLAND
(LOT-9)
TMS R510 007 000 0235 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
21,500 SF
0.494 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-13)
TMS R510 007 000 0239 0000
PB: 35 PG: 68
PB: 64 PG: 4
DB: 1577 PG: 1307
25,918 SF
0.595 AC

WETLAND LINE TABLE		
LABEL	BEARING	DISTANCE
LW1	N70°21'31"E	29.45'
LW2	N52°17'15"E	43.43'
LW3	N18°09'57"E	35.74'
LW4	N01°21'46"E	56.72'
LW5	N15°48'48"W	39.04'
LW6	N21°58'06"W	35.37'
LW7	N29°20'25"W	24.64'
LW8	N29°20'25"W	5.07'

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N 04°00'35" W	4.54'
L2	N 72°12'52" E	17.80'
L3	N 39°29'18" W	19.20'
L4	N 76°42'02" E	18.01'
L5	N 50°50'57" E	15.04'
L6	N 71°34'25" E	21.12'
L7	N 08°28'44" W	14.27'
L8	N 41°20'34" E	11.62'
L9	N 54°52'27" E	13.31'
L10	N 22°50'58" E	16.80'
L11	N 08°50'55" W	21.12'
L12	N 20°12'33" E	25.65'
L13	N 28°39'36" W	21.27'
L14	N 49°16'57" W	25.38'
L15	N 16°04'12" E	26.16'
L16	N 41°15'16" W	21.15'
L17	N 16°08'07" E	32.99'
L18	N 10°47'14" W	24.90'
L19	N 18°40'18" W	16.98'

CURVE TABLE		
LABEL	RADIUS	ARC CHORD BEARING DELTA
C1	2949.79'	217.15' S 82°37'14" W 41°30'04"
C2	2949.79'	217.15' S 82°37'14" W 41°30'04"
C3	20.00'	31.41' S 28°28'26" E 89°58'58"
C4	20.00'	31.41' S 28°28'26" E 89°58'58"
C5	1322.39'	99.21' S 78°50'53" W 41°7'55"
C6	1322.39'	425.54' S 78°50'53" W 89°47'02" W 18°26'16"



VICINITY MAP NOT TO SCALE

NOTES

- FULL LEGEND, LINE & CURVE TABLES, PROPERTY INFORMATION & ACREAGE CHART, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
- THESE PARCELS APPEAR TO LIE IN MULTIPLE FLOOD ZONES: X (0.2% CHANCE), AND AE (ELEVATION 8'), COMMUNITY 450250 (TOWN OF HILTON HEAD ISLAND), MAP NUMBER 4501300453G.
- CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
- VERTICAL DATUM IS NAVD 88.
- BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
- HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
- THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF APRIL 28, 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.



PREPARED FOR:
THE TOWN OF HILTON HEAD
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
NORTH POINTE CIRCLE &
WILLIAM HILTON PARKWAY

TAX PARCEL Nos.
R510 007 000 0121 0000
R510 007 000 0219 0000
R510 007 000 0230 0000
R510 007 000 0233 0000
R510 007 000 0234 0000
R510 007 000 0235 0000
R510 007 000 0236 0000
R510 007 000 0237 0000
R510 007 000 0238 0000
R510 007 000 0239 0000
R510 007 000 0240 0000
R510 007 000 0241 0000
R510 007 000 0242 0000
R510 007 000 0243 0000
&
R510 007 000 0265 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

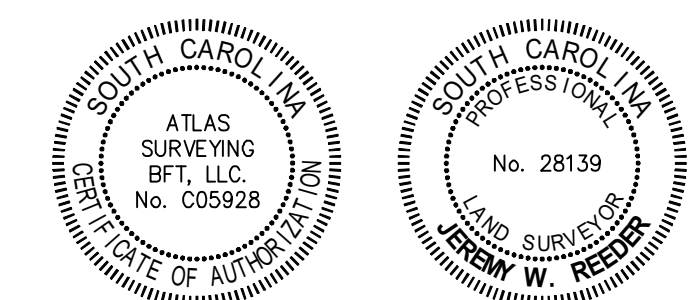
FIELD WORK: JLG
FIELD CHECK: JRG
DRAWN BY: JRG
DATE: 01-16-2023
SCALE: 1"=60'
PROJECT NO.: BPT-22090
FILED: 22090 ATI REVING

COVER SHEET

ATLAS

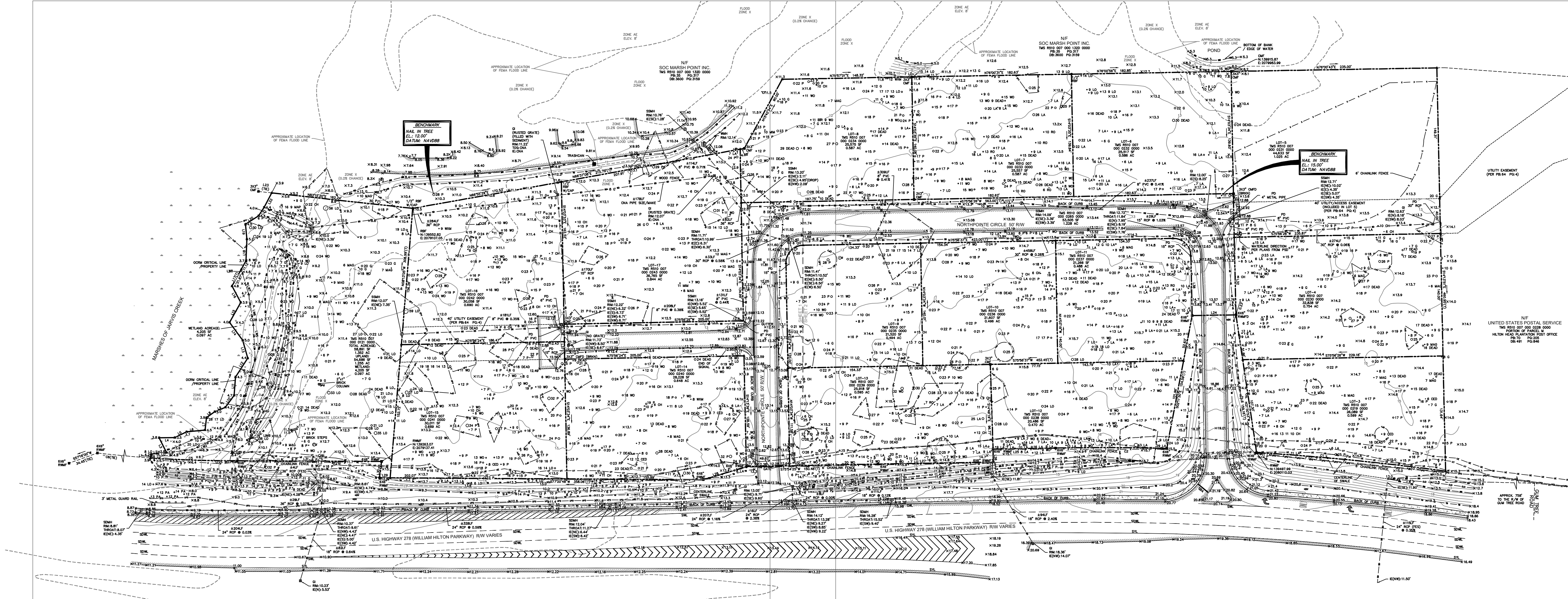
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

Jeremy W. Reeder
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC ORCM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC ORCM, SCDHEC ORCM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

Signature: [Signature]
Date: 8/17/2023

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

SURVEY DATA
TOTAL AREA: 12.132 ACRES
ERROR OF PLAT CLOSURE: 1 IN 144,557
ERROR OF FIELD CLOSURE: 1 IN 131,000
ANGULAR ERROR: X" PER ANGLE POINT
ADJUSTED BY: NO ADJUSTMENT
EQUIPMENT USED: TOPCON PS ROBOTIC TOTAL STATION
FIELD WORK COMPLETED ON: 05-12-2022

LEGEND
CALC POINT - CORNER NOT SET
CONC. MONUMENT FOUND
CONC. MONUMENT FOUND DISTURBED
IRON REBAR FOUND
RIGHT-OF-WAY CONC. MONUMENT FOUND
RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
CABLE JUNCTION BOX
ELECTRIC STUBOUT
FIRE HYDRANT
GRATE INLET
STORM DRAIN MANHOLE
SPOT ELEVATION
SIGN
SPIGOT
SANITARY SEWER LATERAL OR STUBOUT

LEGEND
SANITARY SEWER MANHOLE
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE
TRANSFORMER-ELECTRIC
UNDERGROUND SEWER MARKER
WATER MANHOLE
WATER VALVE
WOOD POST
MARSHGRASS
TRASH CAN
TREE LUMB
BIRCH
BLACK GUM
CEDAR
CHERRY

LEGEND
SWEET GUM
LAUREL OAK
LIVE OAK
RED MAPLE
MAGNOLIA
MIMOSA
PINE
PALMETTO
RED OAK
SUGAR BERRY
SWAMP CHESTNUT OAK
SYCAMORE
TALLOW
WATER OAK
WAX MYRTLE

LEGEND - ADDED
WETLAND FLAG
WETLAND LINE
WETLANDS

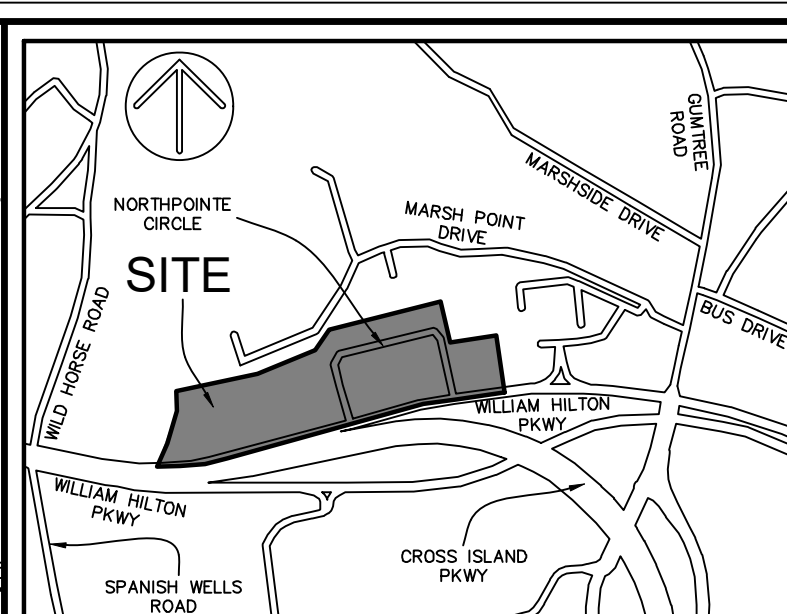
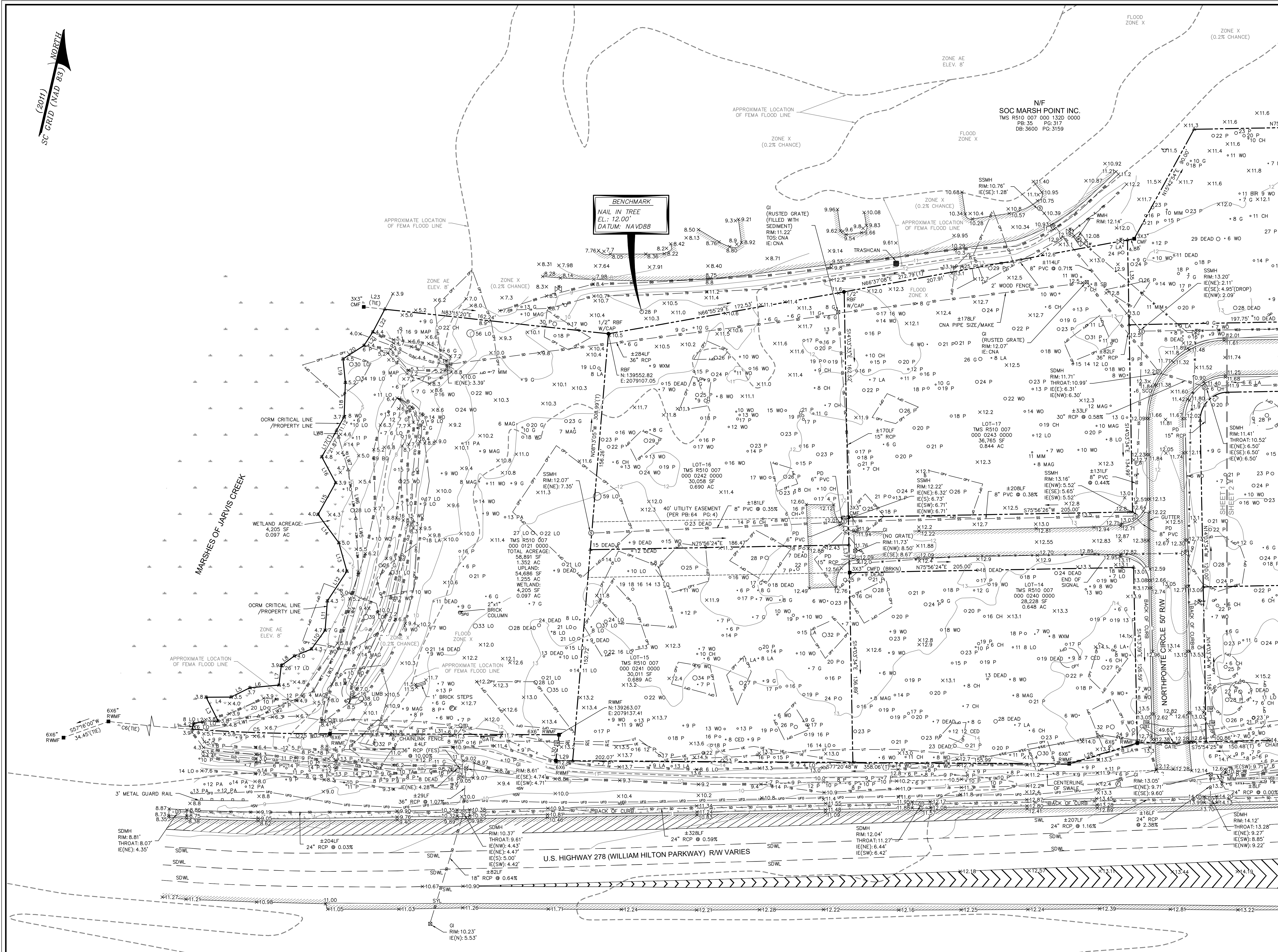
REVISIONS
1. ADDED WETLAND FLAGS AND WETLANDS TO SURVEY ON 1-22-2024.
2. ADDED TREE CANOPY OF 30" LAUREL OAK TO SURVEY ON 5-16-2024.

NOTES - ADDED
1. WETLANDS WERE FLAGGED BY RESOURCE LAND CONSULTANTS ON DECEMBER 14, 2023.

LEGEND
BACK OF CURB
BUILDING SETBACK LINE
COUR NOT ACCESS
CORRUGATED METAL PIPE
INVERT ELEVATION
PIPE DIRECTION
POLYVINYL CHLORIDE PIPE
REINFORCED CONCRETE PIPE
REINFORCED CONCRETE PIPE FLARED END SECTION
TOP OF SEDIMENT
OCEAN & COASTAL RESOURCE MANAGEMENT
STOP BAR
SINGLE DASHED WHITE LINE
SINGLE YELLOW LINE (SOLID)
SINGLE WHITE LINE (SOLID)

LEGEND
CONTOUR LINE
BOTTOM OF BANK
CENTERLINE OF DITCH
FENCE LINE
TOP OF BANK
TREE CANOPY
UNDERGROUND DRAINAGE LINE
UNDERGROUND ELECTRICAL LINE
UNDERGROUND FIBER OPTICS LINE
UNDERGROUND SEWER LINE
UNDERGROUND TELEPHONE
UNDERGROUND WATER LINE
CONCRETE
EDGE OF PAVEMENT
RIP-RAP

(2011)
SC GRID (NAD 83)
NORTH



VICINITY MAP NOT TO SCALE

NOTES

1. FULL LEGEND, LINE & CURVE TABLES, PROPERTY INFORMATION & ACREAGE CHART, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
2. THESE PARCELS APPEAR TO LIE IN MULTIPLE FLOOD ZONES: X, X (0.2% CHANCE), AND AE (ELEVATION 8'), COMMUNITY 450250 (TOWN OF HILTON HEAD ISLAND), MAP NUMBER 4501300453G.
3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
4. VERTICAL DATUM IS NAVD 88.
5. BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
6. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
7. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF APRIL 28, 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.



PREPARED FOR:
THE TOWN OF HILTON HEAD
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF
NORTH POINTE CIRCLE &
WILLIAM HILTON PARKWAY

TAX PARCEL Nos.
R510 007 000 0121 0000
R510 007 000 0219 0000
R510 007 000 0230 0000
R510 007 000 0233 0000
R510 007 000 0234 0000
R510 007 000 0235 0000
R510 007 000 0236 0000
R510 007 000 0237 0000
R510 007 000 0238 0000
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R510 007 000 0245 0000

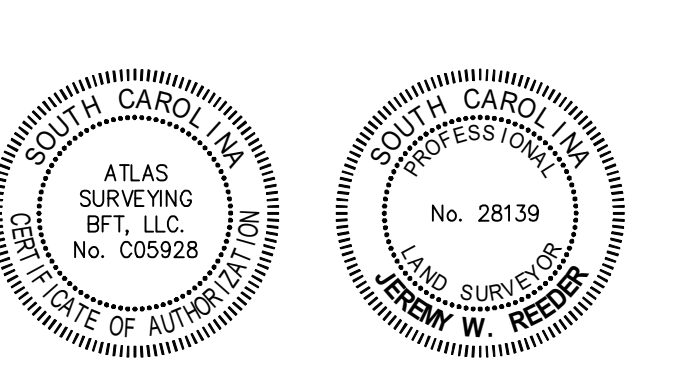
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	JLG
FIELD CHECK:	JRG
DATE:	01-16-2025
DRAWN BY:	JRG
SCALE:	1"=30'
PROJECT No.:	BPT-22090
FILED-22090 ATI REVIEW	

SHEET 1 OF 2

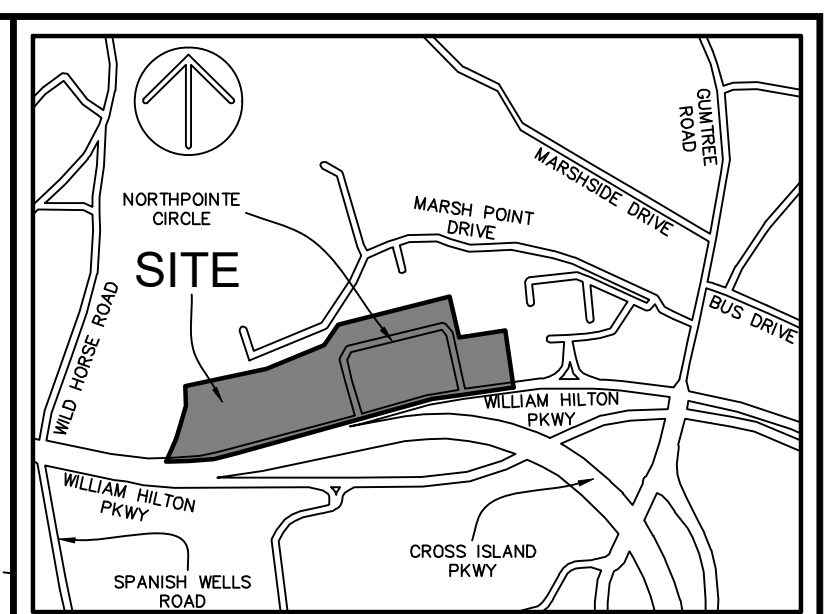
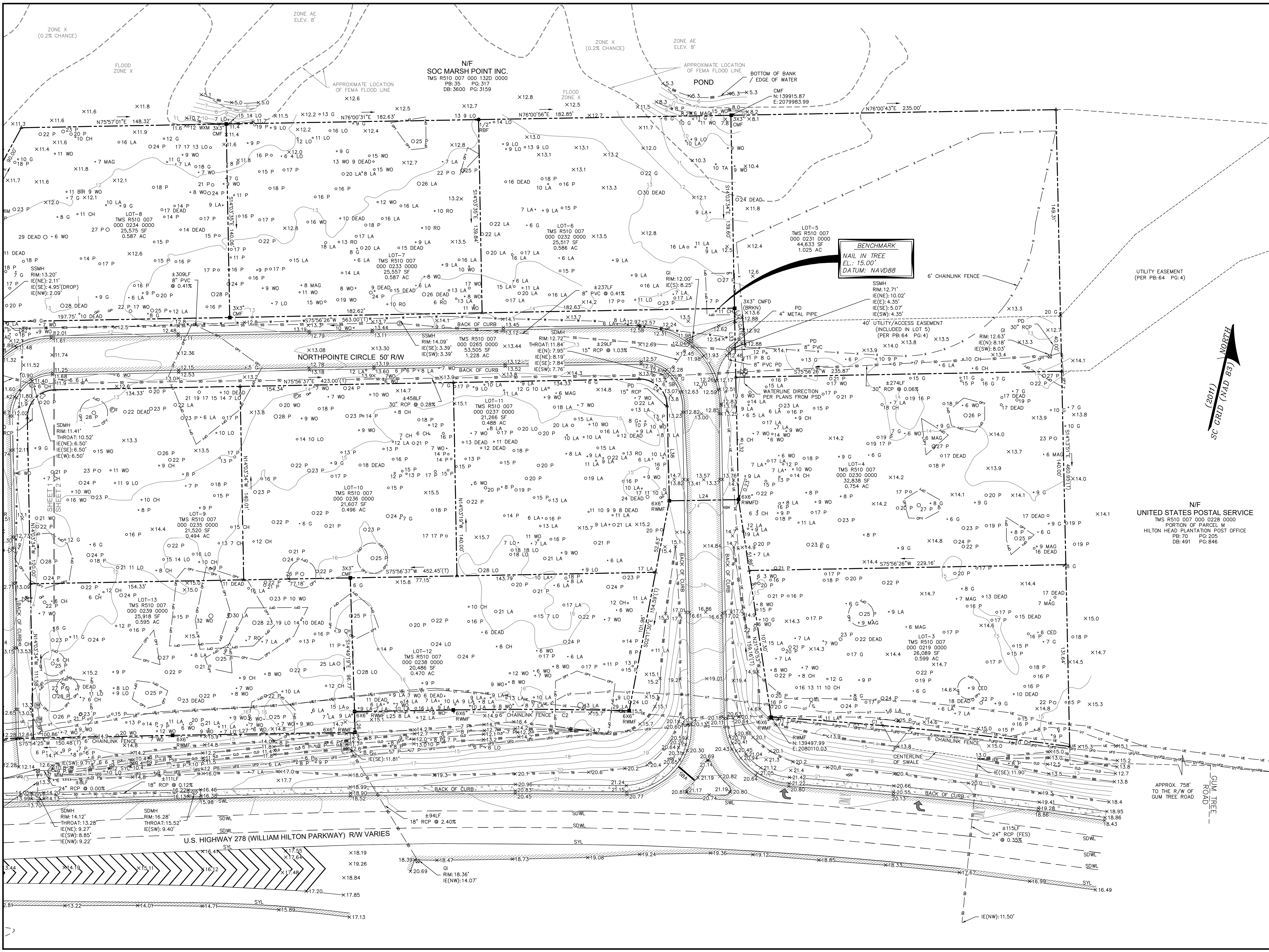
ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

Jeremy W. Reeder
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



VICINITY MAP NOT TO SCALE

- NOTES
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TAX PARCEL NOS.
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R510 007 000 0219 0000
R510 007 000 0230 0000
R510 007 000 0233 0000
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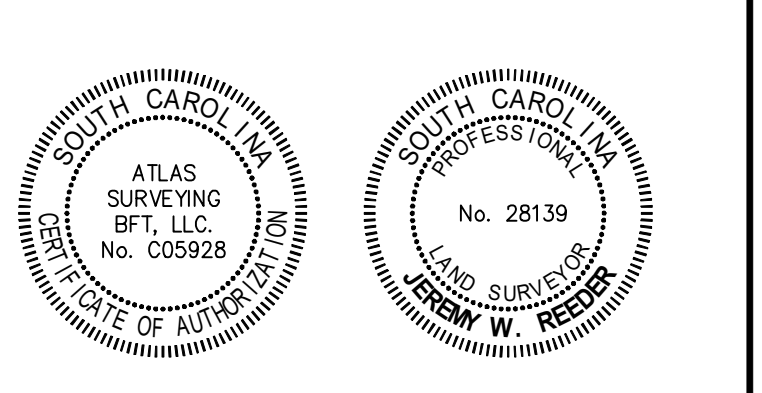
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JLG
FIELD CHECK: JLG
DRAWN BY: JLG
DATE: 01-16-2023
SCALE: 1"=30'
PROJECT NO.: BPT-22090
FLIBT-22090 ATI REV'D

SHEET 2 OF 2

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JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

Attachment E, Use Table Comparison Chart

Existing Use (PR Parks and Recreation District) to Proposed Use (RM-12 Moderate to High Density Residential District)

(CURRENT) PR Parks and Recreation District	(PROPOSED) RM-12 Moderate to High Density Residential District
Allowable Principal Uses	
Residential Uses	
N/A	Family Compound
	Family Subdivision
	Group Living
	Multifamily
	Recreational Vehicle
	Single-Family
	Workforce Housing (subject to LMO amendment)
Public, Civic, Institutional, and Educational Uses	
Cemeteries	Community Service Uses
Community Service Uses	Government Uses
Government Uses	Major Utilities
Major Utilities	Minor Utilities
Minor Utilities	Public Parks
Public Parks	Religious Institutions
Religious Institutions	Telecommunication Antenna, Collocated or Building Mounted
Telecommunication Antenna, Collocated or Building Mounted	Telecommunication Towers, Monopole
Telecommunication Towers, Monopole	
Commercial Services	
Open Air Sales	N/A
Other Uses	
Agriculture Uses	Agriculture Uses
Boat Ramps, Docking Facilities, and Marinas	
Development Form Standards	
Max. Density (Per Net Acre)	
All Development 6,000 GFA	Residential 12 dwelling units
	Nonresidential 6,000 GFA

Attachment E, Use Table Comparison Chart

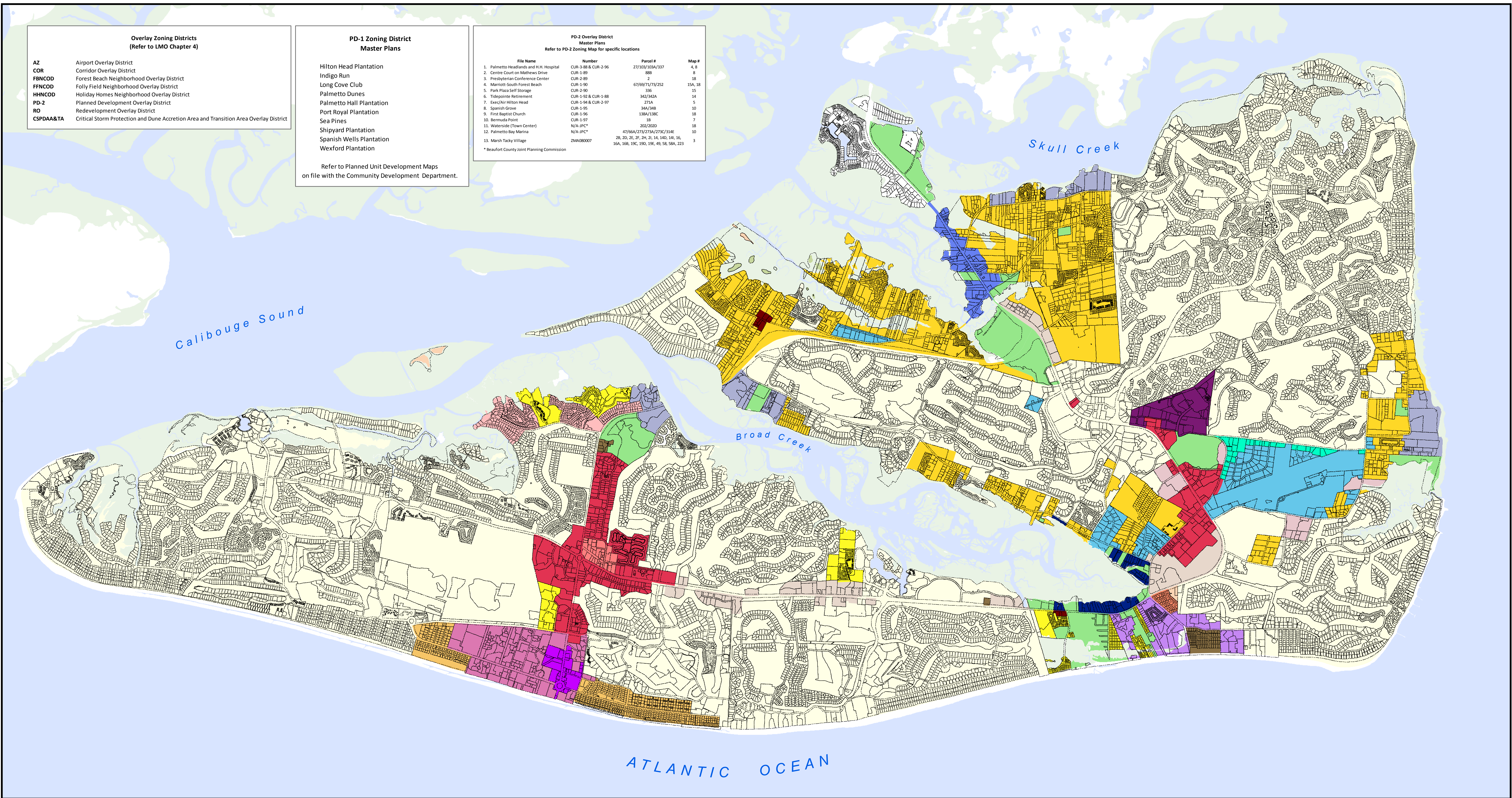
Existing Use (PR Parks and Recreation District) to Proposed Use (RM-12 Moderate to High Density Residential District)

Lot Coverage	
Max. Impervious Cover 45 percent	Max. Impervious Cover for All Development Except Single-Family 35 percent
	Min. Open Space for Major Residential Subdivisions 16 percent
Max. Building Height	
All Development 35 feet	All Development 45 feet
Table Notes:	Table Notes:
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable	P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable
	1. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.
	2. Density for development that includes Workforce Housing shall be determined based on Sec. 16-4-105.A.

Overlay Zoning Districts (Refer to LMO Chapter 4)	
AZ	Airport Overlay District
COR	Corridor Overlay District
FBNCOD	Forest Beach Neighborhood Overlay District
FFNCOD	Folly Field Neighborhood Overlay District
HHNCOD	Holiday Homes Neighborhood Overlay District
PD-2	Planned Development Overlay District
RO	Redevelopment Overlay District
CSPDAA&TA	Critical Storm Protection and Dune Accretion Area and Transition Area Overlay District

PD-1 Zoning District Master Plans	
Hilton Head Plantation	
Indigo Run	
Long Cove Club	
Palmetto Dunes	
Palmetto Hall Plantation	
Port Royal Plantation	
Sea Pines	
Shipyards Plantation	
Spanish Wells Plantation	
Wexford Plantation	
Refer to Planned Unit Development Maps on file with the Community Development Department.	

PD-2 Overlay District Master Plans Refer to PD-2 Zoning Map for specific locations			
File Name	Number	Parcel #	Map #
1. Palmetto Headlands and H.H. Hospital	CUR-3-88 & CUR-2-96	27/103/103A/337	4, 8
2. Centre Court on Mathews Drive	CUR-1-89	888	8
3. Presbyterian Conference Center	CUR-2-89	2	18
4. Marriott-South Forest Beach	CUR-1-90	67/68/71/73/252	15A, 18
5. Park Plaza Self Storage	CUR-2-90	336	15
6. Tidewater Retirement	CUR-1-92 & CUR-1-88	342/342A	14
7. Exec/Air Hilton Head	CUR-1-94 & CUR-2-97	271A	5
8. Spanish Grove	CUR-1-95	34A/34B	10
9. First Baptist Church	CUR-1-96	138A/138C	18
10. Bermuda Point	CUR-1-97	18	7
11. Waterside (Town Center)	N/A-IPC*	202/2020	18
12. Palmetto Bay Marina	N/A-IPC*	27/66A/27B/273A/273C/314E 28, 20, 22, 27, 29, 30, 3A, 34D, 34E, 35, 16A, 16B, 16C, 19D, 19E, 49, 58, 58A, 223	10 3
13. Marsh Tacky Village	ZMA080007		
* Beaufort County Joint Planning Commission			



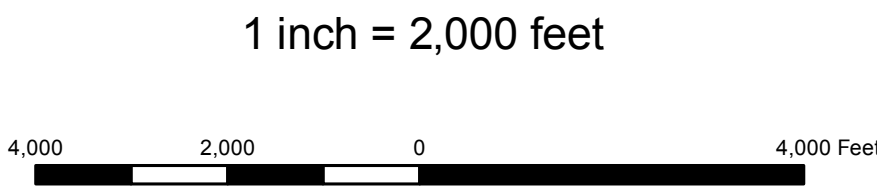
Town of Hilton Head Island

OFFICIAL ZONING DISTRICT MAP

Effective Date*: July 21, 1998
Last Update**: June 15, 2010

* Effective Date is the most recent date the entire Zoning Map was adopted by Town Council.
** Last Update date is the most recent date any amendments to the Zoning District Map were adopted by Town Council.

Note:
The Official Zoning Map is composed of this Official Zoning District Map, the Overlay Zoning District Maps, the Ten PUD Maps and the Official Street Map. This Official Zoning District Map is therefore one component of the Official Zoning Map.



RESIDENTIAL ZONING DISTRICTS

RS-2	SINGLE FAMILY
RS-3	SINGLE FAMILY
RS-4	SINGLE FAMILY
RS-5	SINGLE FAMILY
RS-6	SINGLE FAMILY
RM-4	LOW TO MODERATE DENSITY
RM-8	MODERATE DENSITY
RM-12	MODERATE TO HIGH DENSITY

COMMERCIAL ZONING DISTRICTS

OL	OFFICE/INSTITUTIONAL LOW DENSITY
OM	OFFICE/INSTITUTIONAL MODERATE DENSITY
OCIL	OFFICE LIGHT COMMERCIAL LIGHT INDUSTRIAL
NC	NEIGHBORHOOD COMMERCIAL
CC	COMMERCIAL CENTER
IL	LIGHT INDUSTRIAL COMMERCIAL DISTRIBUTION
DCW	DUNNAGANS COMMERCIAL WALKING
CCW	COLIGNY COMMERCIAL WALKING

MIXED USE ZONING DISTRICTS

PD-1	PLANNED DEVELOPMENT
MMU	MARSHFRONT MIXED USE
SMU	STONEY MIXED USE
WMU	WATER-ORIENTED MIXED USE

RESORT DEVELOPMENT ZONING DISTRICTS

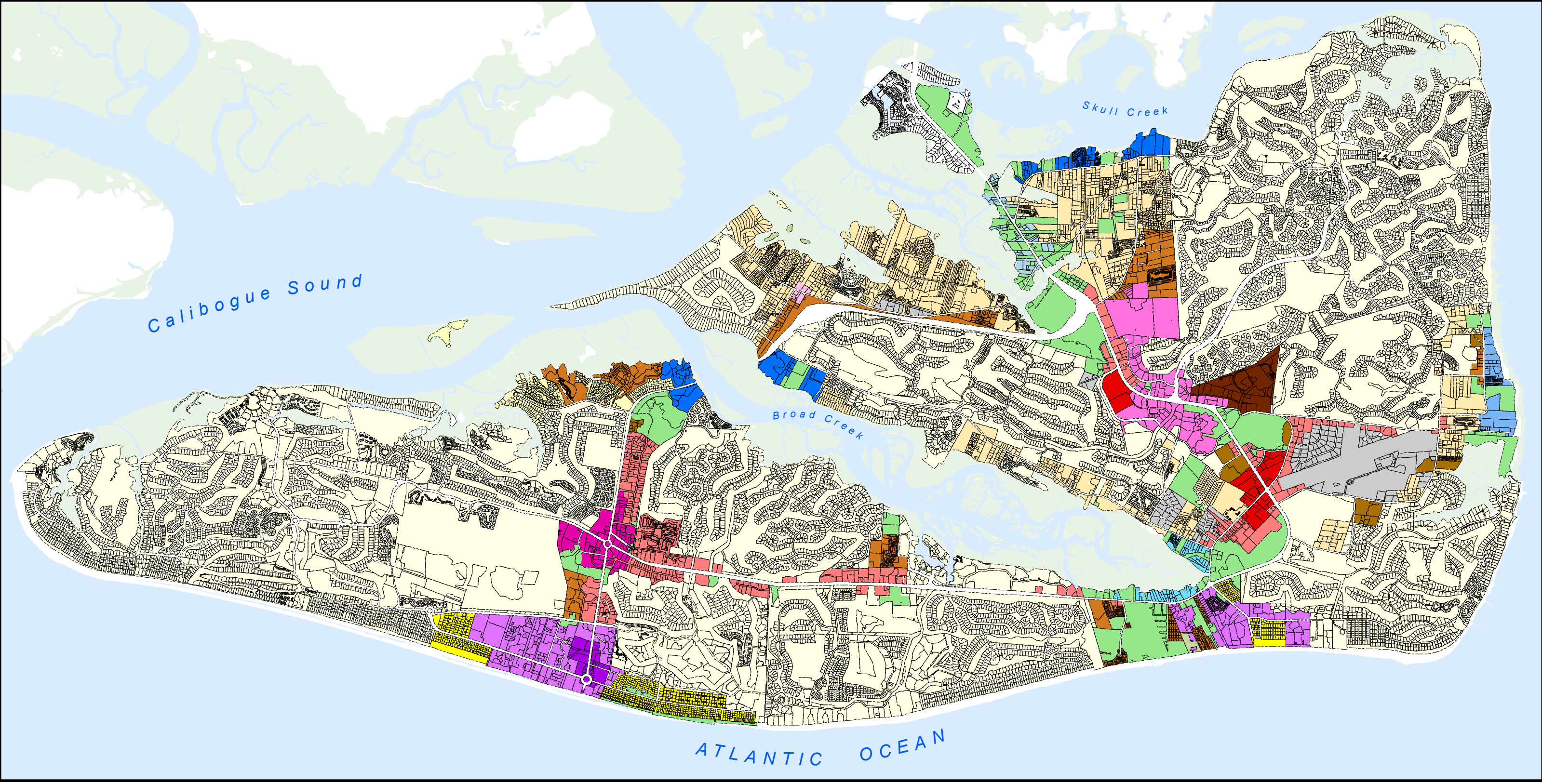
CFB	CENTRAL FOREST BEACH
RD	RESORT DEVELOPMENT

OTHER ZONING DISTRICTS

PR	PARKS, RECREATION AND PUBLIC FACILITIES
CON	CONSERVATION

Attachment G, 1998 Official Zoning District Map

The upland boundary of the Conservation Zoning District corresponds to the OCRM Critical Line and therefore, is approximately co-terminus with all tidal wetlands and the upland boundary of the beach as defined in Section 8-1-112 of the Municipal Code and extends outward to the Town Jurisdictional Boundary as defined within Section 2-1-20 of the Municipal Code of the Town of Hilton Head Island, South Carolina. (Reference: LMO Section 16-4-203, Conservation District)





Town of Hilton Head Island

OFFICIAL ZONING DISTRICT MAP

Effective Date*: October 7, 2014
Last Update**: March 2, 2021

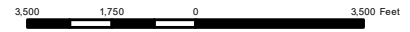
*Effective Date is the most recent date the entire Zoning Map was adopted by Town Council.
**Last Update date is the most recent date any amendments to the Zoning District Map were adopted by Town Council.

The Official Zoning Map is composed of this Official Zoning District Map, the Overlay Zoning District Maps, the Ten PUD Maps and the Official Street Map. This Official Zoning District Map is therefore one component of the Official Zoning Map.

The upland boundary of the Conservation Zoning District corresponds to the OCRM Critical Line and therefore, is approximately coterminous with all tidal wetlands and the upland boundary of the beach as defined in Section 8-1.1.12 of the Municipal Code and extends outward to the Town Jurisdictional Boundary as defined within Section 2-1.120 of the Municipal Code of the Town of Hilton Head Island, South Carolina. (Reference: LMO Section 16-4-203, Conservation District)



1 inch = 4,000 feet



RESIDENTIAL ZONING DISTRICTS

RS-3	SINGLE FAMILY
RS-5	SINGLE FAMILY
RS-6	SINGLE FAMILY
RM-4	LOW TO MODERATE DENSITY
RM-8	MODERATE DENSITY
RM-12	MODERATE TO HIGH DENSITY

MIXED-USE & BUSINESS ZONING DISTRICTS

NC	NEIGHBORHOOD COMMERCIAL
MS	MAIN STREET
SPC	SEA PINES COMMERCIAL
LC	LIGHT COMMERCIAL
CC	COMMUNITY COMMERCIAL
MED	MEDICAL
IL	LIGHT INDUSTRIAL

CONSERVATION & RECREATION DISTRICTS

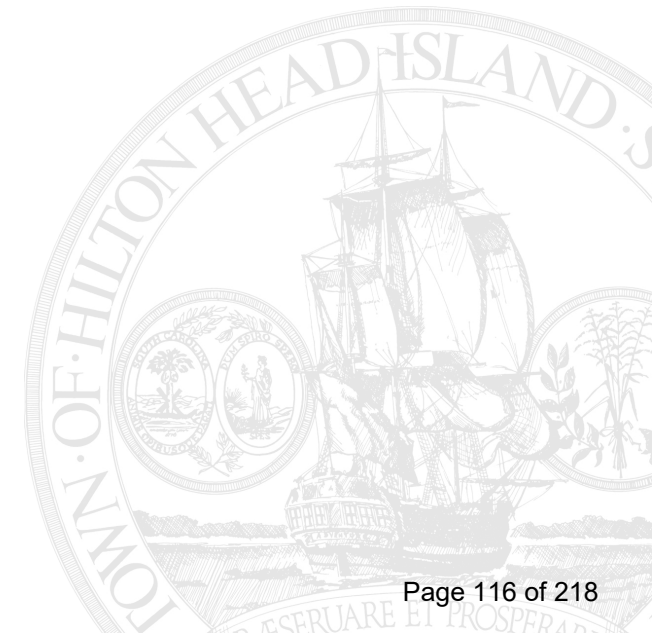
PD-1	PLANNED DEVELOPMENT
MF	MARSHFRONT MIXED USE
S	STONEY MIXED USE
MV	MITCHELVILLE
WMU	WATER-ORIENTED MIXED USE
RD	RESORT DEVELOPMENT
CR	COLIGNY RESORT
CON	CONSERVATION
PR	PARKS AND RECREATION

Attachment H, 2014 Official Zoning District Map

Page 115 of 218

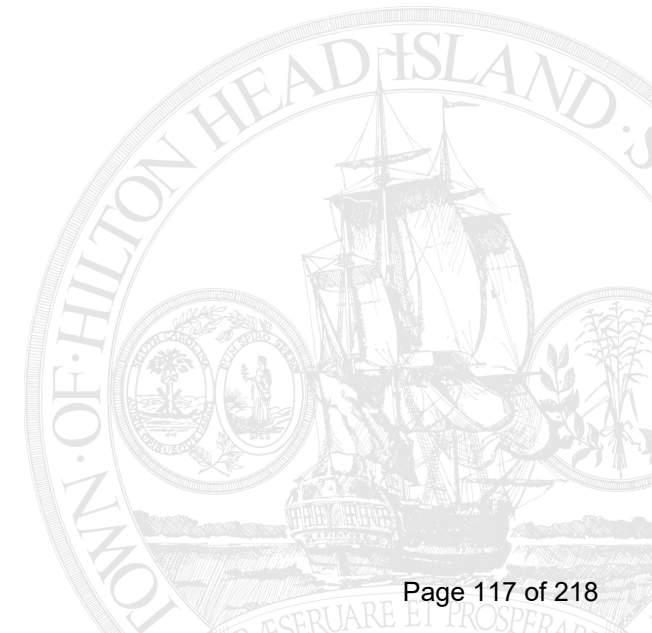
ZA-000023-2025 - Northpoint Zoning Map Amendment

Presented to:
Planning Commission
March 19, 2025



Request to rezone 16 parcels on Beaufort County's Tax Map 7, which are know as part of the Northpoint Circle.

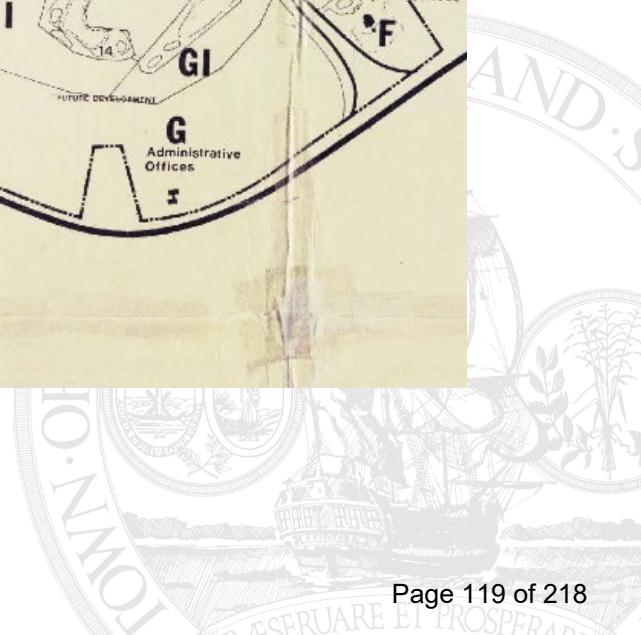
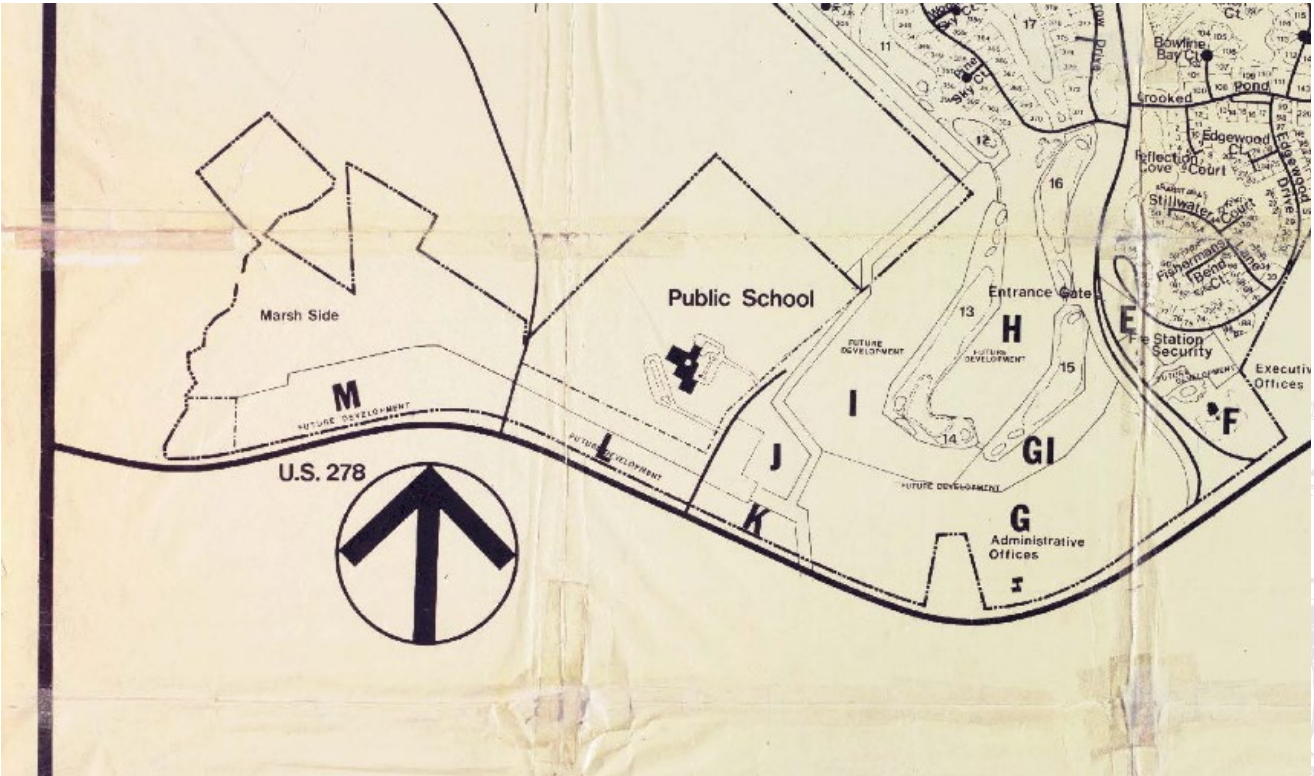
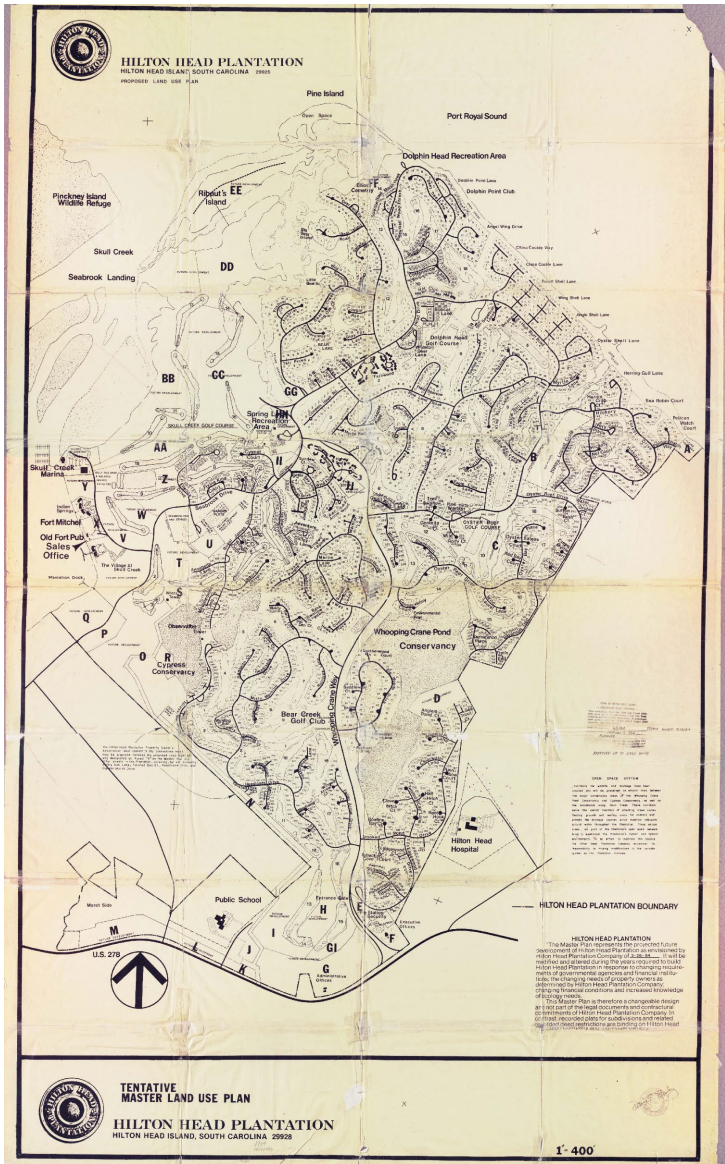
The Town of Hilton Head Island is proposing to rezone 16 parcels on Beaufort County's Tax Map 7. The parcel numbers are 121, 219, 230, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, and 265.



Town of Hilton Head Island



Town of Hilton Head Island



Town of Hilton Head Island

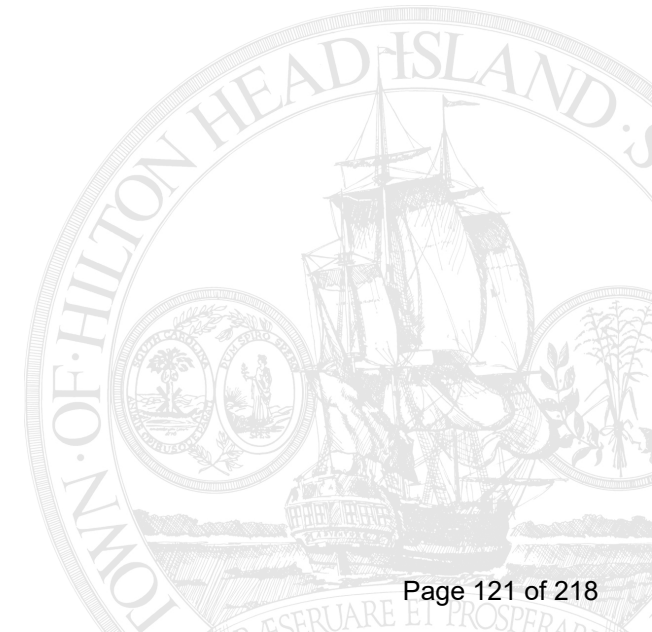
Use Changes That Would Occur By Rezoning The Parcels From PR to RM-12.

Allowable Uses:

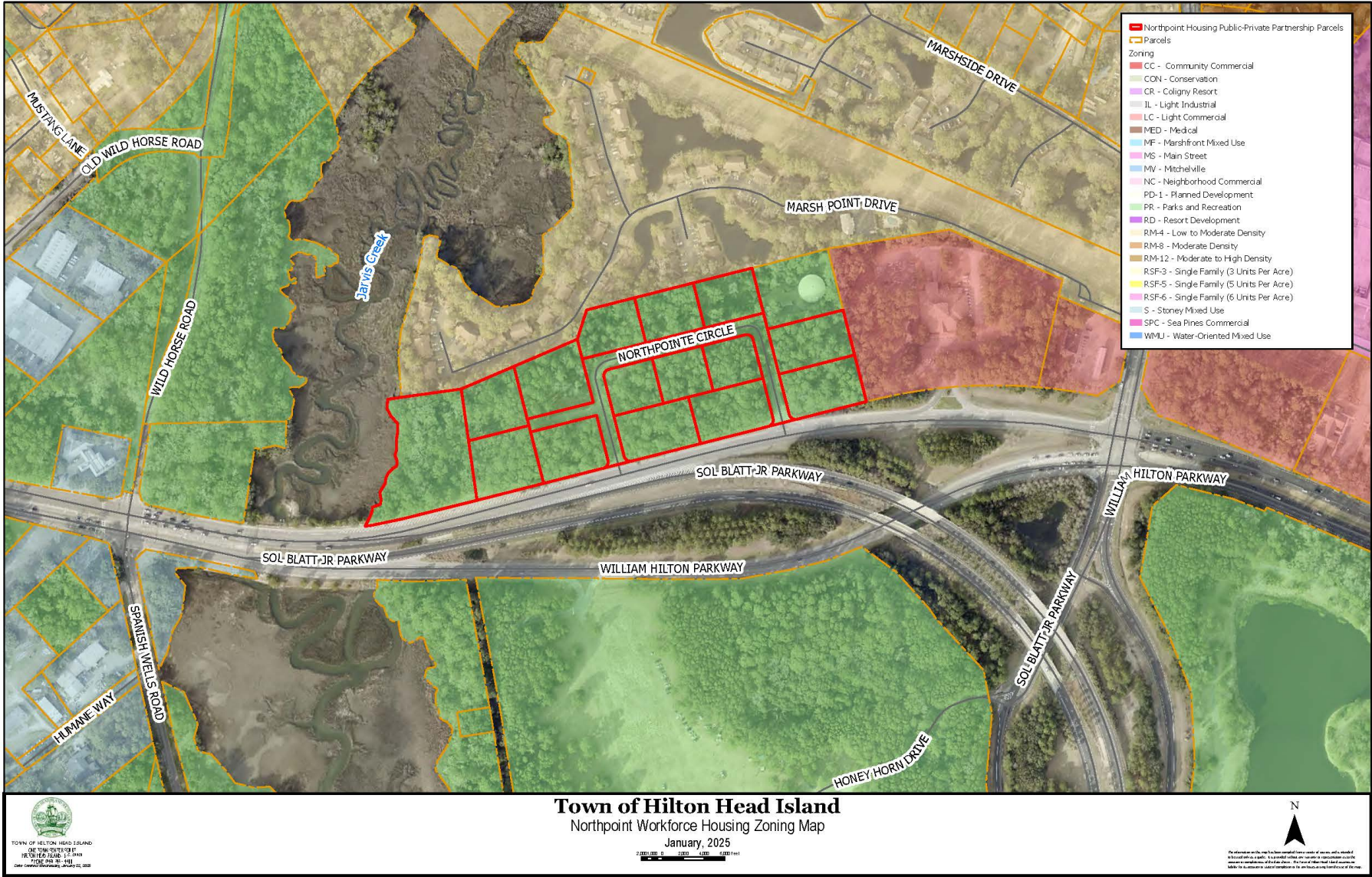
- Family Compound;
- Family Subdivision;
- Group Living;
- Multifamily;
- Recreational Vehicle;
- Single-Family;
- Workforce Housing (subject to LMO amendment)

Uses Not Allowed:

- Cemeteries;
- Open Air Sales;
- Boat Ramps, Docking Facilities, and Marianas



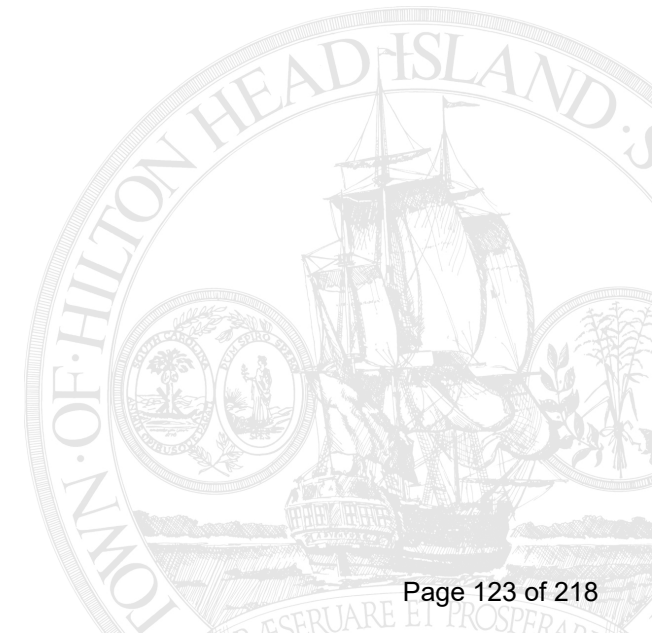
Town of Hilton Head Island



Town of Hilton Head Island

Applicant's Ground for Zoning Map Amendment

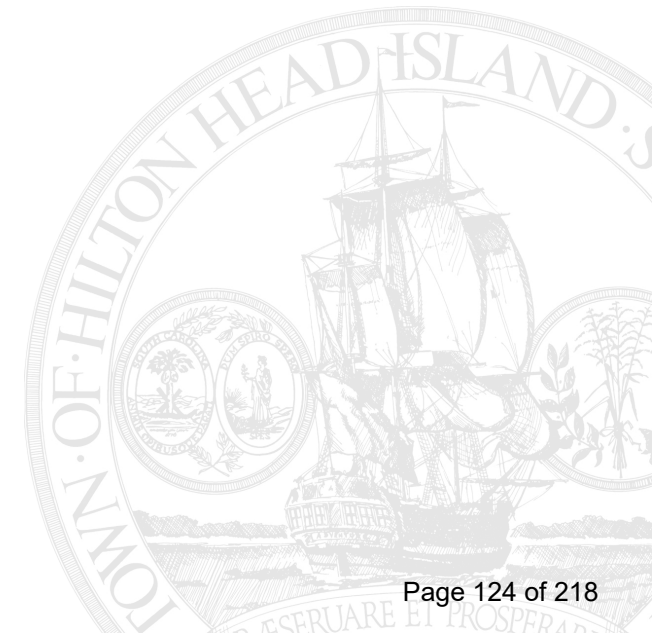
- The applicant described the purpose of the rezoning request in the application materials.
- Per the Land Management Ordinance, an amendment to the Official Zoning Map requires a Zoning Map Amendment.
- The zoning of the subject parcels would change to RM-12.



Town of Hilton Head Island

ZMA Criteria #1

Whether and the extent to which the proposed zoning is in accordance with the Comprehensive Plan (LMO Section 16-2-103.C.3.a.i):



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

Findings:

This application addresses the Comprehensive Plan in the following areas:

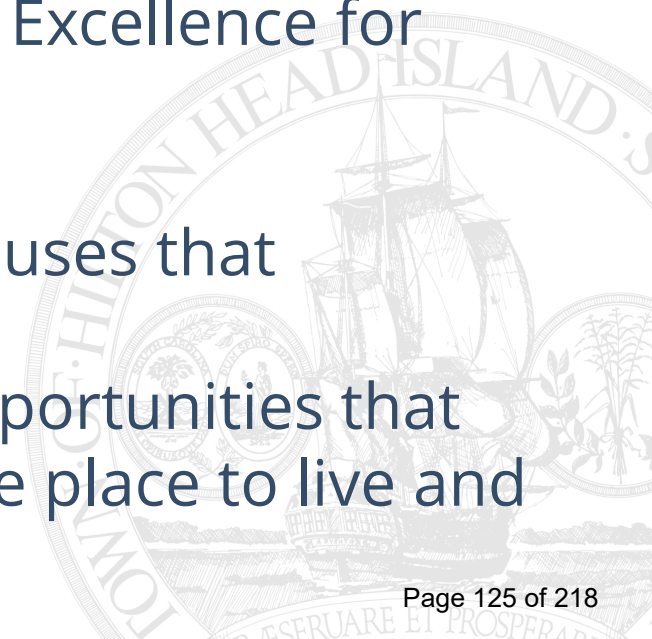
Core Value: Relentless Pursuit of Excellence

Goal

- Ideals of Excellence: To adopt and pursue Our Ideals of Excellence for Hilton Head Island.

Strategies & Tactics

- 2.10: Continue to provide an appropriate range of land uses that accommodate the needs of the community.
- 2.10.1: Encourage development and redevelopment opportunities that help Hilton Head Island be a competitive and affordable place to live and work.



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

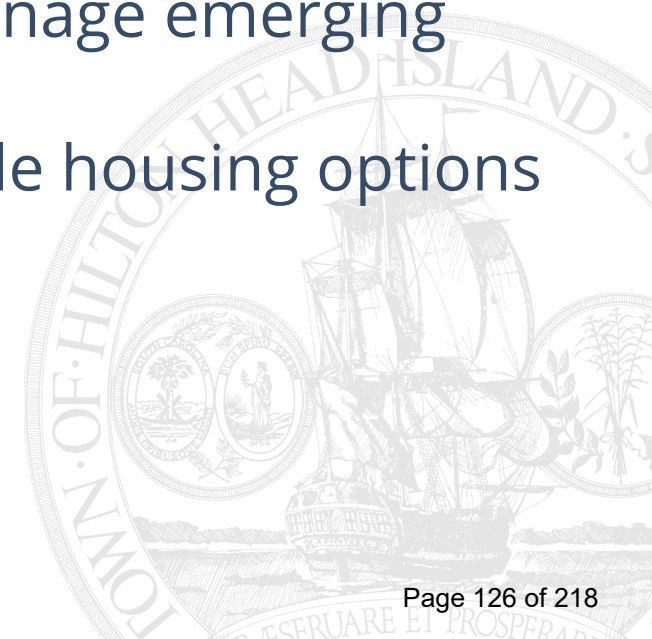
Core Value: Revitalizing & Modernizing the Economy

Goal 3

- Brand: To manage evolving economic growth while maintaining Hilton Head Island's unique aesthetic.

Strategies & Tactics

- 3.2: Monitor demographics and economic trends to manage emerging growth and changes.
- 3.2.2: Monitor trends in housing development to provide housing options that meet market demands.



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

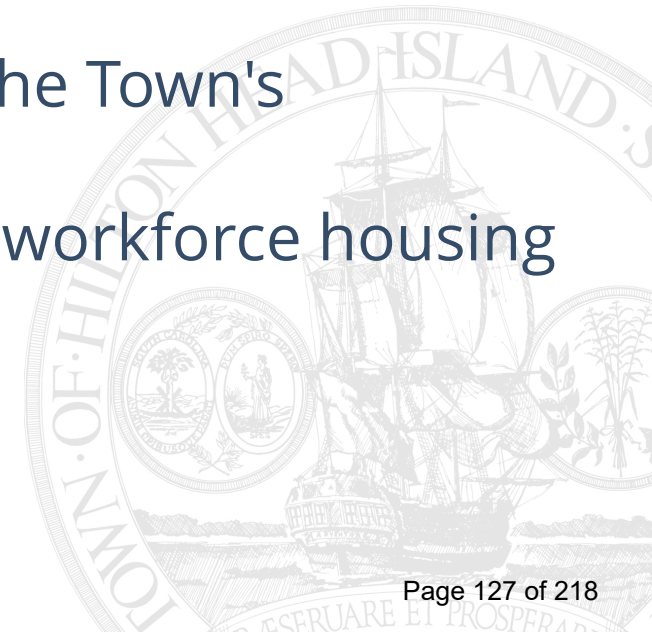
ZMA Criteria #1

Goal 6

- Workforce: To have a high-quality workforce housing through effective incentives.

Strategies & Tactics

- 6.1: Encourage the development of workforce housing through effective incentives.
- 6.1.1: Continue to pursue the recommendations from the Town's Workforce Housing Strategic Plan.
- 6.1.2: Identify methods to support construction of new workforce housing by 2024.



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

- 6.1.4: Consider the use of Town-owned properties, where appropriate, for future development projects or land swaps for workforce housing.
- 6.1.5: Review the land acquisition program to determine if a workforce housing component would be an appropriate modification going forward.
- 6.1.6: Monitor changing demographics and trends in housing development to allow for housing options to meet market demands.
- 6.1.7: Continue to educate the public on the potential impact on their daily quality of life that is directly affected by the supply or lack of workforce housing.



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

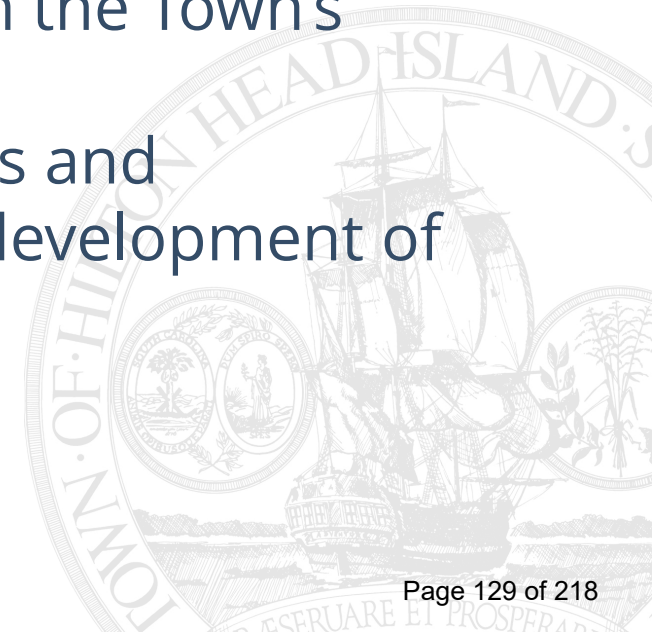
Core Value: Fostering an Inclusive Multi-dimensional Community

Goal 3

- Community Development: To foster creation of sustainable, inclusive, equitable, and innovative community development on the entire Island.

Strategies & Tactics

- 3.3: Continue to implement the recommendations from the Town's Workforce Housing Strategic Plan.
- 3.4: Evaluate opportunities for diversity in housing costs and transportation modes by establishing incentives for redevelopment of abandoned and underutilized spaces.

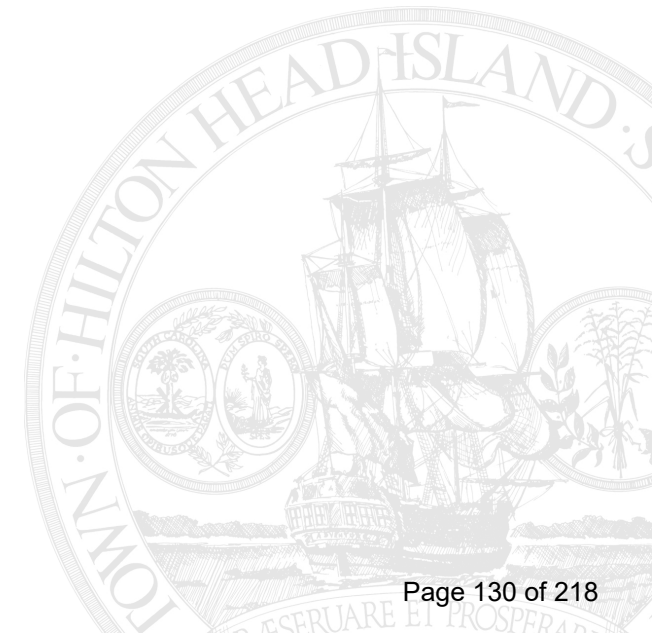


Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

- 3.5: Encourage employer assisted housing programs to entice more employees of various professions (teachers, police officers, fire fighters, ect.) to live within Town limits.
- 3.7: Address housing issues by using a systematic approach that integrates economic development, transportation, and land use.



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

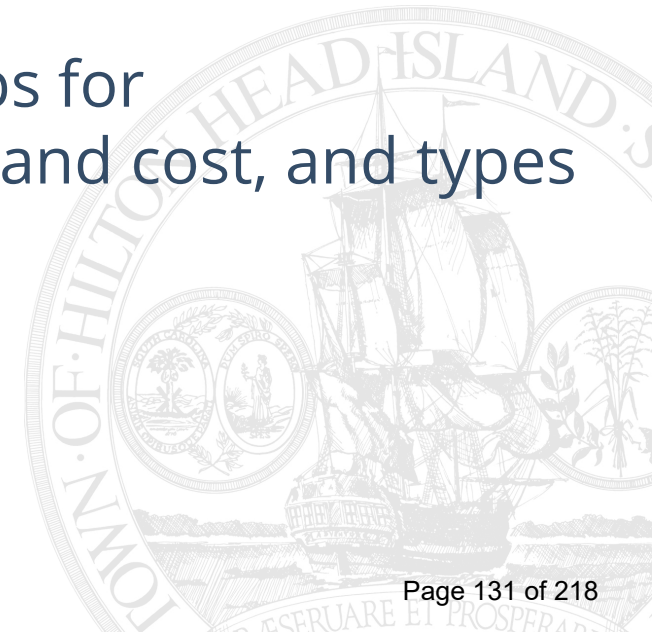
Core Value: Building a Connected & Collaborative Community Fabric

Goal 2

- Built Environment: To promote designs for the built environment that capitalize on our natural beauty and community strengths, reinforcing our unique sense of place.

Strategies & Tactic

- 2.4: Create incentives and/or public/private partnerships for redevelopment with goals of diversity in housing types and cost, and types of transportation modes.



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

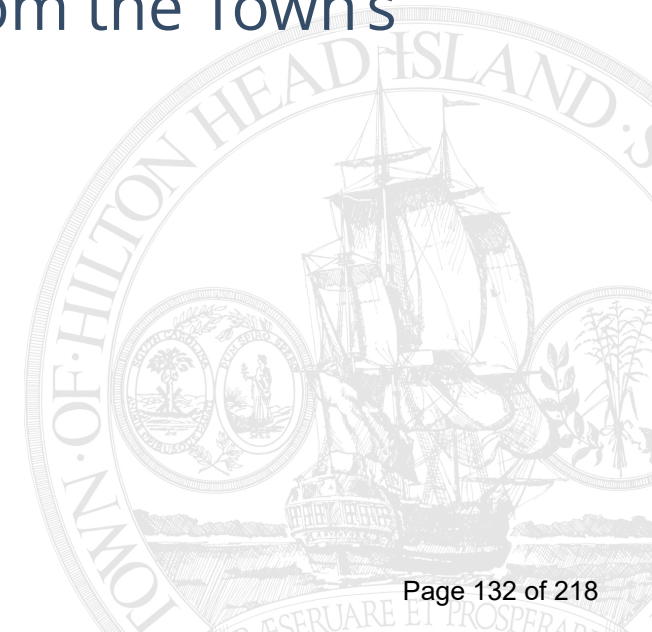
ZMA Criteria #1

Goal 4

- Quality of Life: To foster an exceptional quality of life for residents, outstanding experiences for visitors, and economic opportunity for our workforce.

Strategies & Tactic

- 4.1.1: Continue to implement the recommendations from the Town's Workforce Housing Strategic Plan.



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

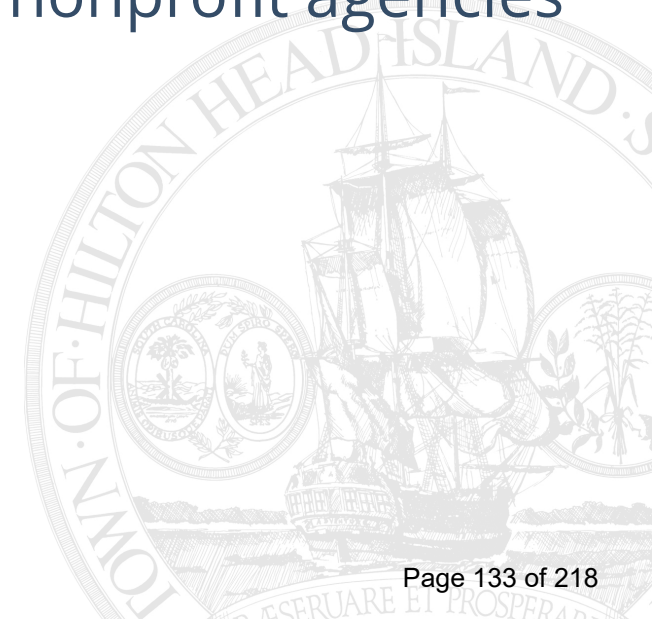
Core Value: Expanding to Embrace an Integrated Regional Focus

Goal 2

- Workforce: To improve and expand opportunities for workforce development and housing on Hilton Head Island and in the region.

Strategies & Tactic

- 2.1: Pursue regional cooperation of public, private, and nonprofit agencies in meeting area housing and workforce needs.



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

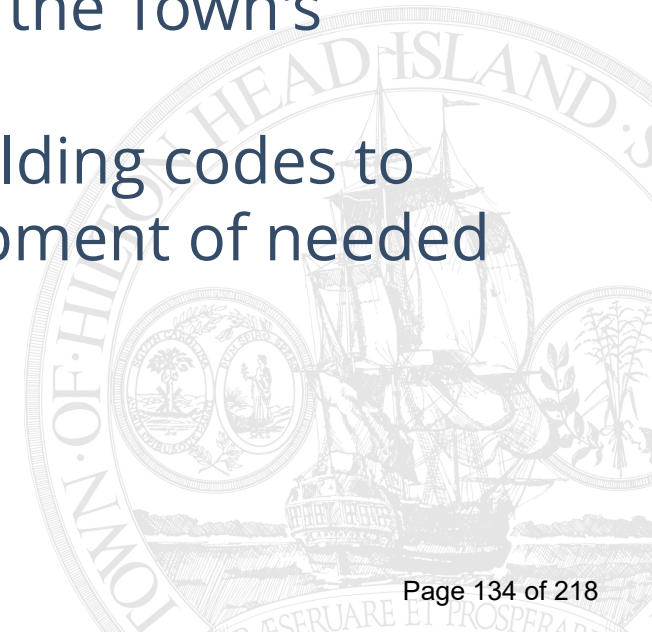
Core Value: Innovative Approach to Create “Right-Sized” Infrastructure

Goal 6

- Housing: To promote housing options to meet the needs of all current and future populations on the Island.

Strategies & Tactics

- 6.1: Adopt policies to support the recommendations of the Town's Workforce Housing Strategic Plan.
- 6.2: Continually assess development standards and building codes to ensure they encourage the development and redevelopment of needed housing.

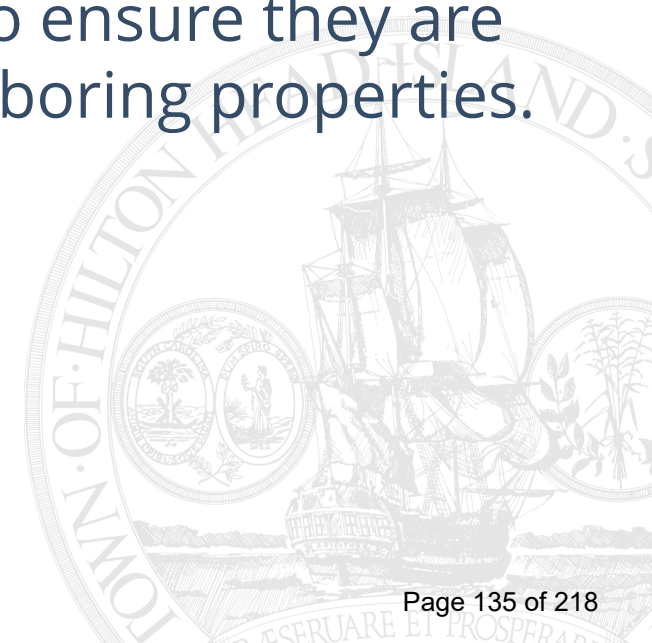


Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

- 6.2.1: Evaluate and study regulations to require or provide options for interconnection between developments, which promotes the establishment of neighborhoods, and to provide safe and convenient access to neighborhood level public facilities, particularly schools and parks.
- 6.3: Evaluate proposed changes to residential density to ensure they are appropriate for the character of the area and the neighboring properties.



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

Conclusions of Law:

- The proposed rezoning, along with the amendment to allow Workforce Housing in RM-12, is in accordance with the Comprehensive Plan, as described in the Land Use Element, as set forth in LMO Section 16-2-103.C.3.a.i.
- The proposed rezoning will modify the existing permitted land use to promote housing options to meet the needs of all current and future populations on the Island and is consistent with the Core Value: Innovative Approach to Create “Right-Sized” Infrastructure.

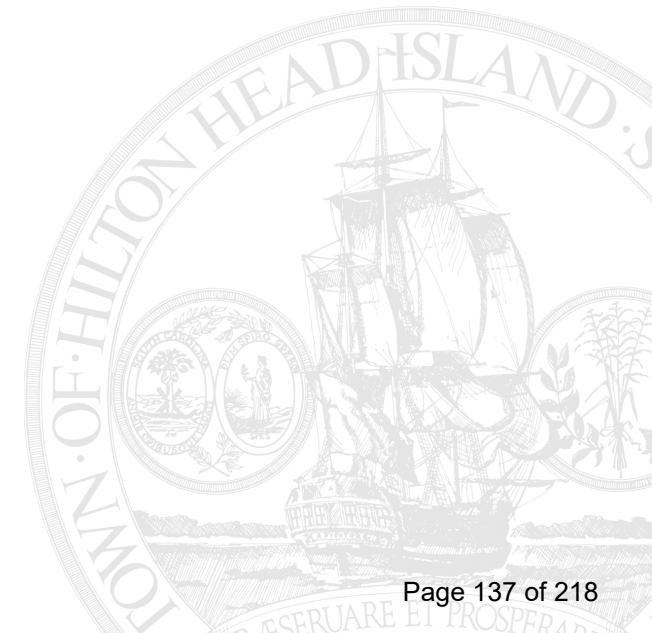


Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.i

ZMA Criteria #1

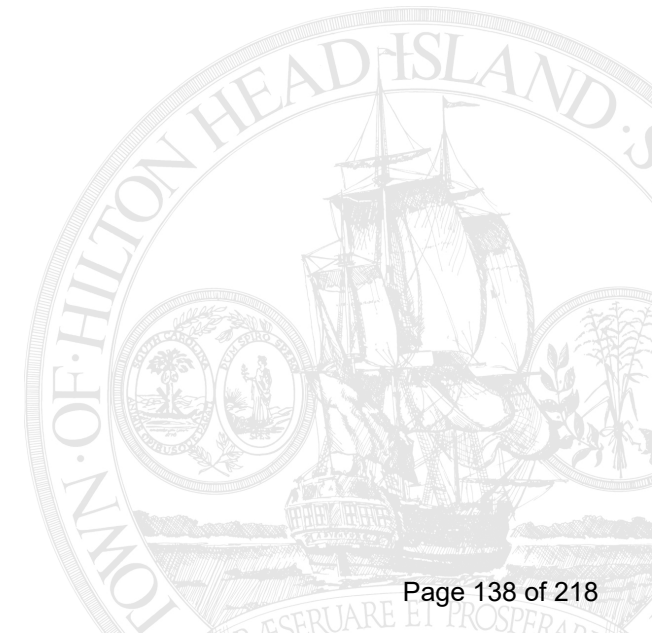
- The proposed rezoning and LMO amendment will expand opportunities for workforce development and housing on Hilton Head Island and in the region by adding Workforce Housing as an allowable principal use, consistent with Core Value: Expanding to Embrace an Integrated Regional Focus.



Town of Hilton Head Island

ZMA Criteria #2

Whether and the extent to which the proposed zoning would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity (LMO Section 16-2-103.C.3.a.ii):



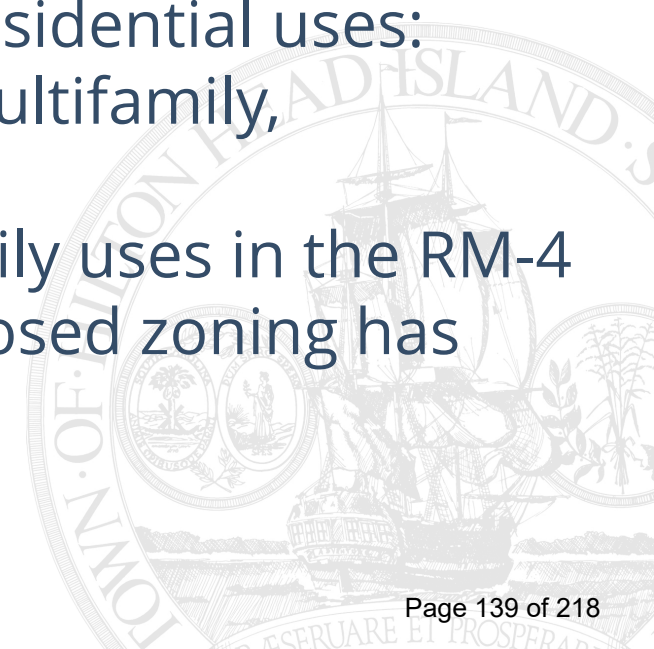
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.ii

ZMA Criteria #2

Findings:

- The applicant proposes to rezone the property from PR to RM-12 to allow Workforce Housing.
- Adjacent to the Northpoint property is Marsh Point Apartments, which is zoned RM-4 and has 140 dwelling units on the property.
- Both the RM-4 and the RM-12 District have the same residential uses: Family Compound, Family Subdivision, Group Living, Multifamily, Recreational Vehicle, and Single-Family.
- The range of allowable uses and densities for multifamily uses in the RM-4 and the RM-12 Districts are similar in nature. The proposed zoning has similar densities for Workforce Housing.

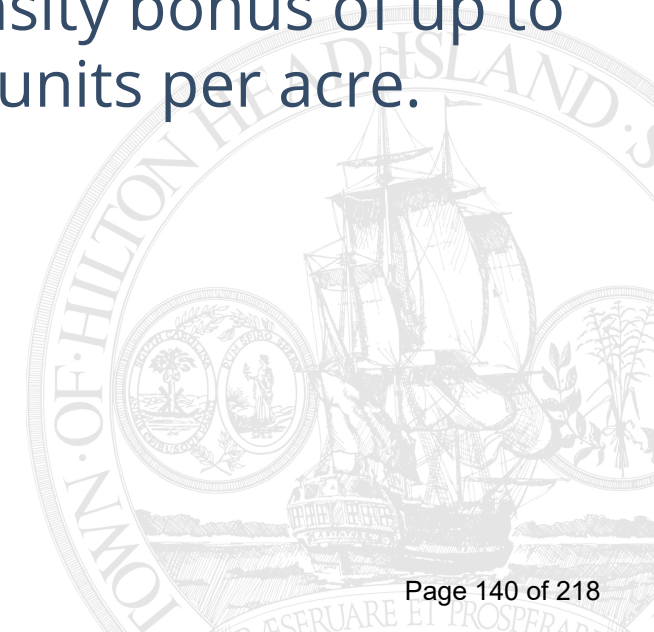


Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.ii

ZMA Criteria #2

- RM-4 allows Workforce Housing, consistent with the proposed amendment to RM-12. However, RM-4 allows a Workforce Housing residential density bonus of up to 12 units per acre under certain circumstances.
- RM-12 allows up to 12 units per acre, and the proposed Workforce Housing text amendment would allow a residential density bonus of up to 25% under certain circumstances, resulting in up to 15 units per acre.

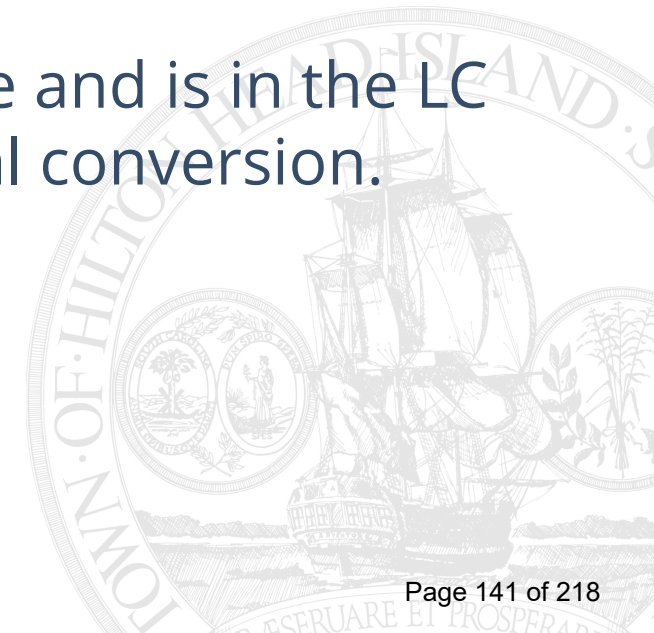


Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.ii

ZMA Criteria #2

- Although the Northpoint density under the rezoning and LMO amendment would allow a greater density than the neighboring Marsh Point Apartments, the site has direct frontage along William Hilton Parkway and significantly less water frontage along Jarvis Creek, making the site much more suitable for increased density from a land use compatibility and environmental standpoint.
- The United States Post Office is also adjacent to the site and is in the LC District, which allows Workforce Housing by commercial conversion.



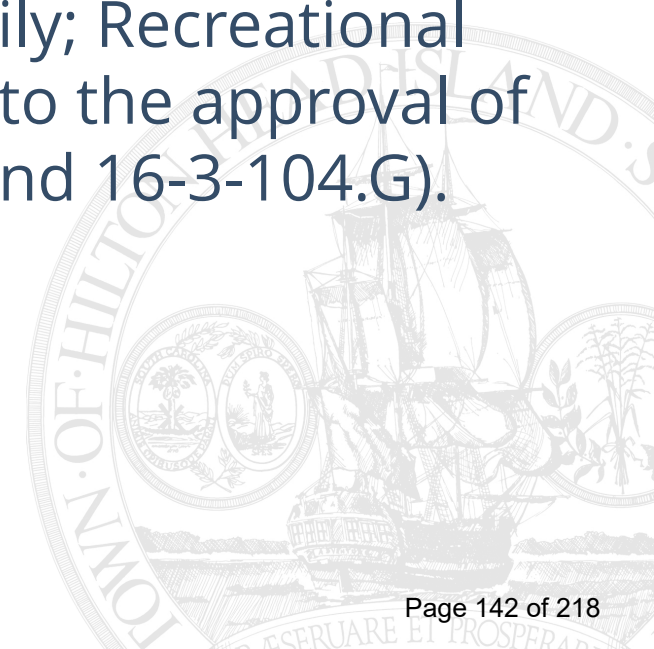
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.ii

ZMA Criteria #2

Conclusions of Law:

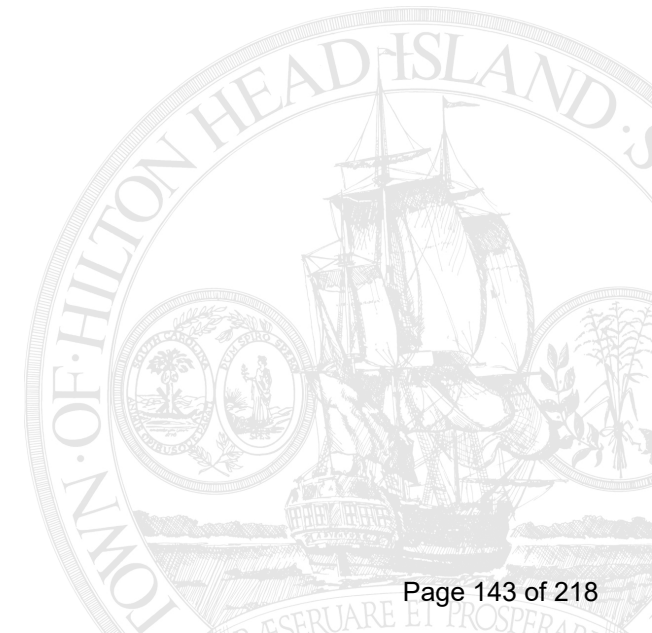
- The proposed rezoning will allow uses that are compatible with existing neighboring uses allowed on other property in the immediate vicinity in accordance with LMO Section 16-2-103.C.3.a.ii.
- The proposed rezoning will add the following land uses: Family Compound; Family Subdivision; Group Living; Multifamily; Recreational Vehicle; Single-Family; and Workforce Housing, subject to the approval of the RM-12 amendment (see LMO Sections 16-3-103.C and 16-3-104.G).



Town of Hilton Head Island

ZMA Criteria #3

Whether and the extent to which the proposed zoning is appropriate for the land (LMO Section 16-2-103.C.3.a.iii):



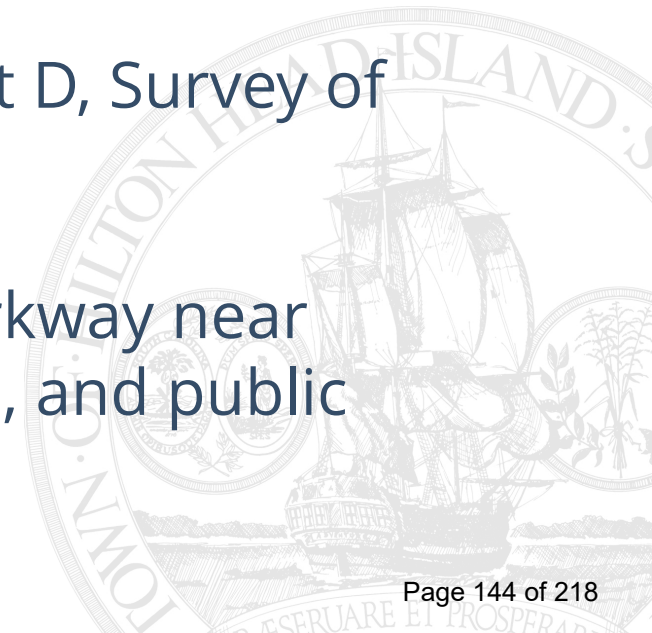
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.iii

ZMA Criteria #3

Findings:

- The property was once part of the Hilton Head Plantation Master Plan and identified for future development on Hilton Head Island (see Attachment F, Hilton Head Plantation Master Plan).
- The land was previously subdivided and developed with supportive infrastructure and Northpoint Circle Road.
- Utilities have been installed on the site (see Attachment D, Survey of Northpoint).
- Northpoint has direct access to William Hilton Parkway.
- The Northpoint tract is located along William Hilton Parkway near Gumtree Road and is close to jobs, community services, and public facilities.

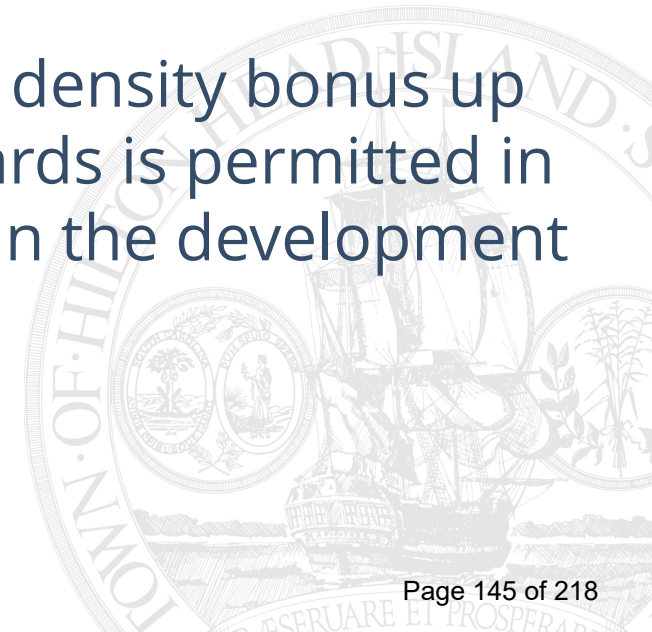


Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.iii

ZMA Criteria #3

- Nearby are the Hilton Head Hospital, Fire Stations 4 and 5, medical offices, and the Boys and Girls Club.
- The Hilton Head Island Middle School and High School, and the Island Recreation Center are also within a mile of Northpoint.
- The application proposes to rezone the property from PR to RM-12 to allow Workforce Housing.
- As proposed as part of the priority LMO amendment, a density bonus up to 25 percent above the base residential density standards is permitted in the RM-12 District if at least 50 percent of all units within the development are workforce housing units.



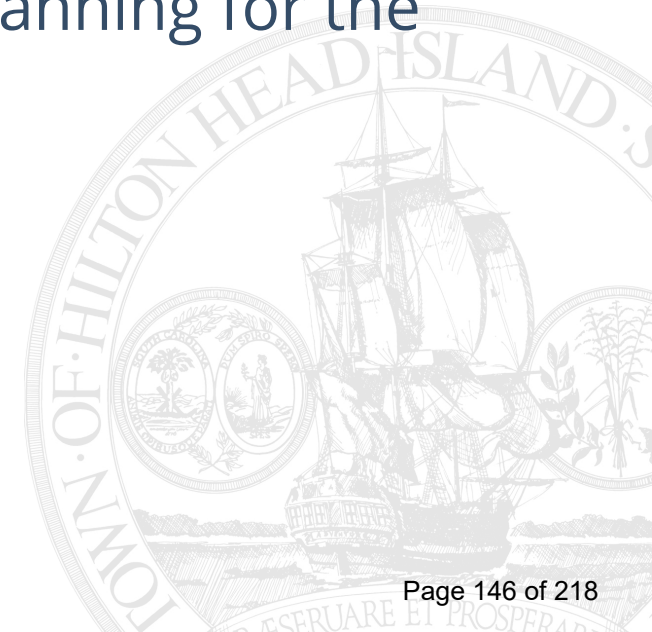
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.iii

ZMA Criteria #3

Conclusions of Law:

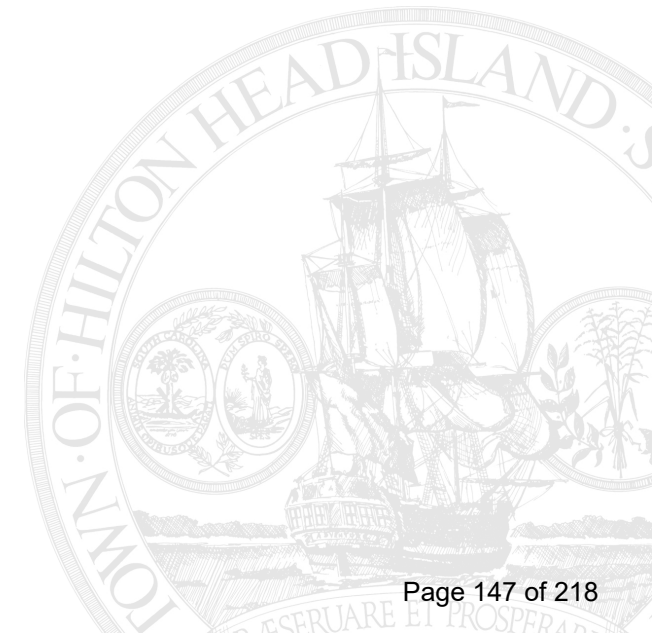
- The proposed zoning is appropriate for the land in accordance with LMO Section 16-2-103.C.3.a.iii.
- The allowable uses and increase of density to RM-12 and associated amendments are appropriate based on compatible nearby land uses, availability of utilities and infrastructure, and historic planning for the area.



Town of Hilton Head Island

ZMA Criteria #4

Whether and the extent to which the proposed zoning addresses a demonstrated community need (LMO Section 16-2-103.C.3.a.iv):



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.iv

ZMA Criteria #4

Findings:

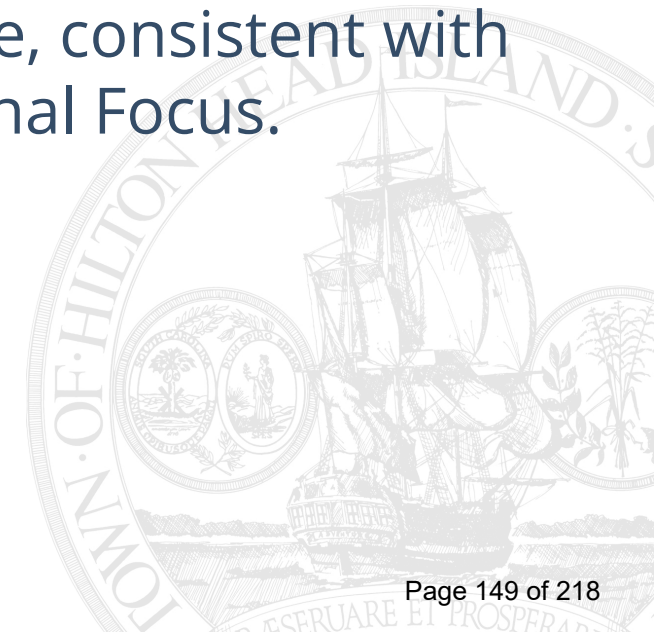
- The Workforce Housing Strategic Plan suggests the Island should set a goal to facilitate constructing 200 total net new, obtainable housing units yearly.
- The Comprehensive Plan (Our Plan), which was approved by Town Council, on page 112, suggests the Town attracts and maintains a diverse and multi-dimensional residential population, providing a competitive live-work option.
- The Comprehensive Plan (Our Plan), which was approved by Town Council, on page 112, suggests the Town continually adapts the Core Values and Comprehensive Plan to meet the needs of the present and the future.

Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.iv

ZMA Criteria #4

- This application is integral to the Northpoint Workforce Housing Development Agreement, which is dedicated to advancing the Workforce Housing Framework on Hilton Head Island.
- The proposed rezoning will expand opportunities for workforce development and housing on Hilton Head Island and in the region by adding Workforce Housing as an allowable principal use, consistent with Core Value: Expanding to Embrace an Integrated Regional Focus.

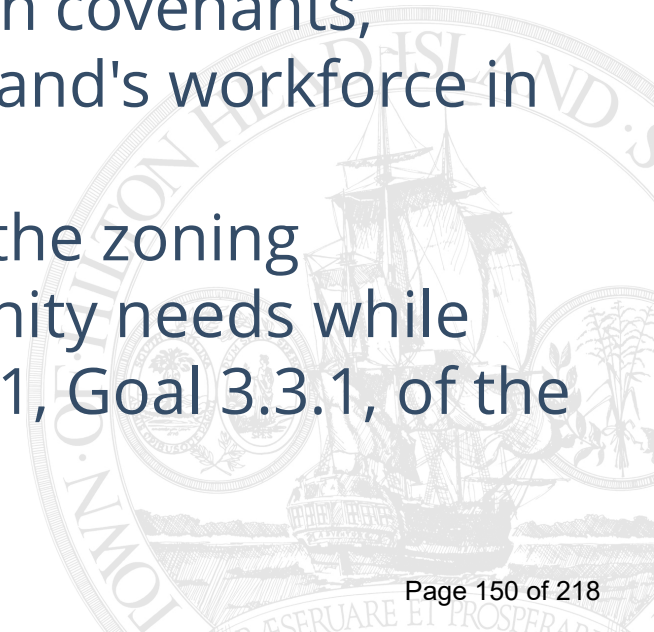


Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.iv

ZMA Criteria #4

- The application proposes, “The Northpoint development will provide housing for Hilton Head Island's workforce. The project will target households earning between 60 and 150 percent of the Beaufort County Area Median Income (AMI), with at least 50 percent of the units reserved for households earning between 60 percent and 80 percent of AMI. The development will ensure long-term affordability through covenants, guaranteeing that the units remain accessible to the Island's workforce in perpetuity.”
- Rezoning would “Provide appropriate modifications to the zoning designations and land use regulations to meet community needs while maintaining Island Character,” as described in Chapter 1, Goal 3.3.1, of the Our Plan.



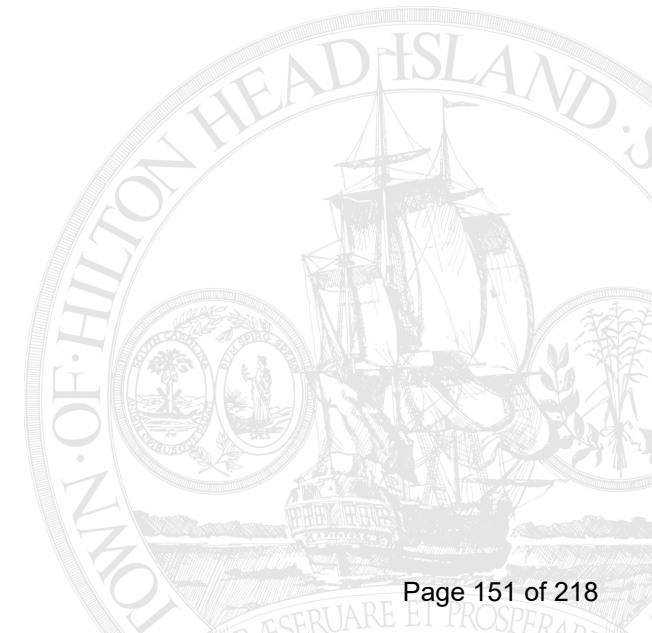
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.iv

ZMA Criteria #4

Conclusions of Law:

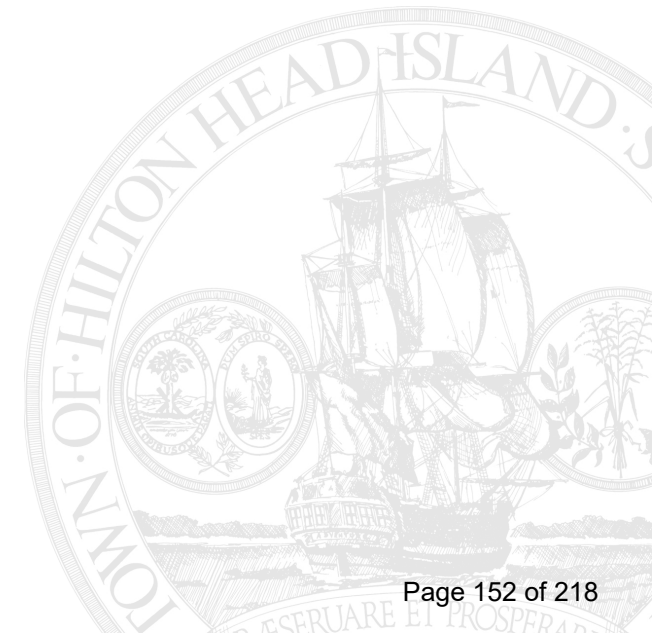
- The rezoning would fulfill a demonstrated community need in accordance with LMO Section 16-2-103.C.3.a.iv.
- The proposed rezoning will allow Workforce Housing and ensure long-term affordability through covenants, guaranteeing that the units remain accessible to the Island's workforce in perpetuity.



Town of Hilton Head Island

ZMA Criteria #5

Whether and the extent to which the proposed zoning is consistent with the overall zoning program as expressed in future plans for the Town (LMO Section 16-2-103.C.3.a.v):



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.v

ZMA Criteria #5

Findings:

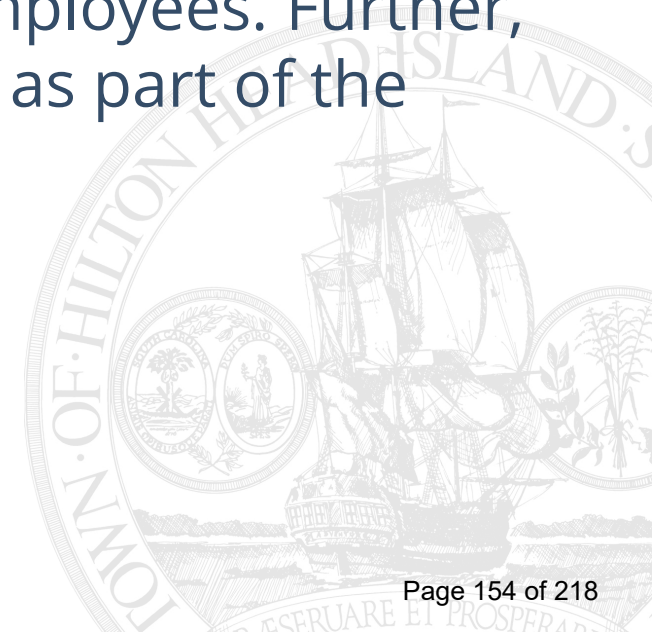
- This application is integral to the Northpoint Workforce Housing Development Agreement, which is dedicated to advancing the Workforce Housing Framework on Hilton Head Island.
- The purpose of the RM-12 District is described in Section 16-3-104.G of the LMO, “to allow higher density residential uses 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.”

Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.v

ZMA Criteria #5

- The PR District does not allow residential uses, such as Workforce Housing (see Attachment E, Use Table Comparison).
- As part of the Town's priority effort to prepare and adopt the Skull Creek District Plan, the draft study area aspiration statements support economic development and workforce development, including a variety of housing types, workforce housing, and Island employers and employees. Further, this area has been identified for multifamily residential as part of the future land use considerations.



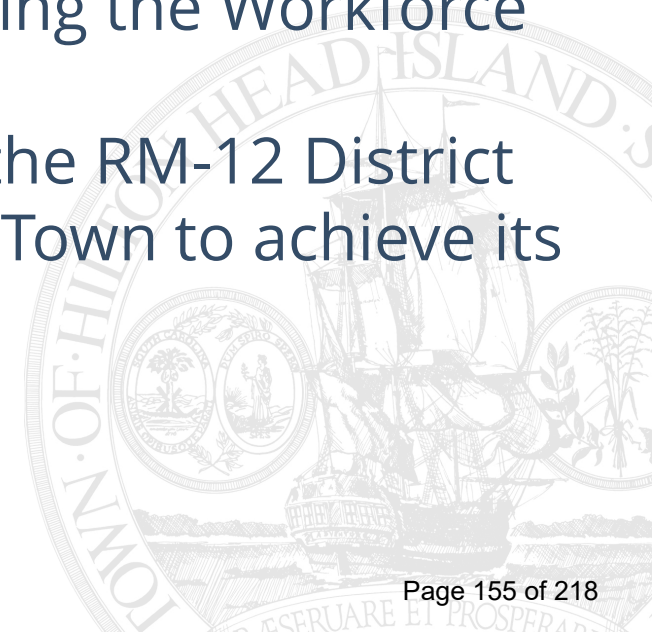
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.v

ZMA Criteria #5

Conclusions of Law:

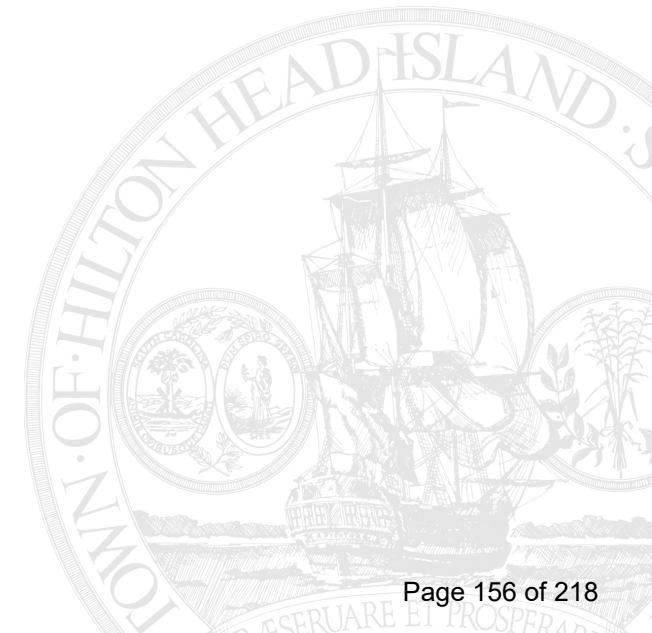
- The proposed zoning is consistent with the overall zoning program as expressed in the draft Skull Creek District Plan, in accordance with LMO Section 16-2-103.C.3.a.v.
- This application is integral to the Northpoint Workforce Housing Development Agreement, which is dedicated to advancing the Workforce Housing Framework on Hilton Head Island.
- The PR District does not allow Workforce Housing and the RM-12 District rezoning and associated amendments would allow the Town to achieve its stated objectives.



Town of Hilton Head Island

ZMA Criteria #6

Whether and the extent to which the proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts (LMO Section 16-2-103.C.3.a.vi):



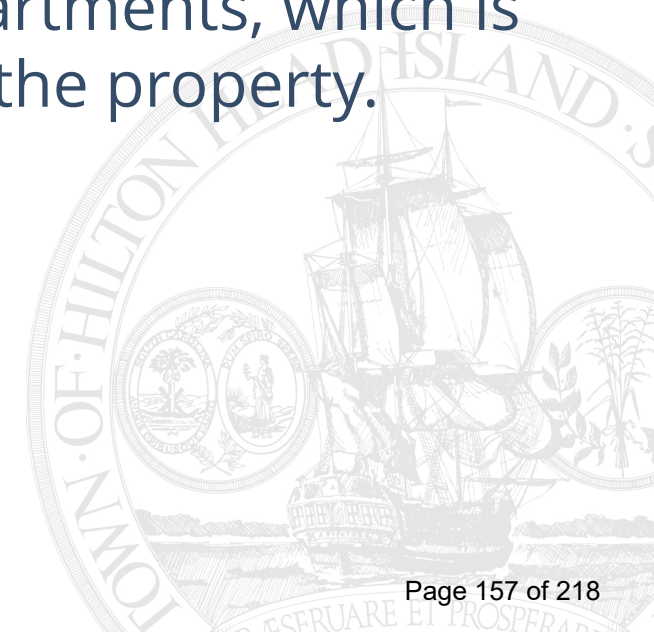
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.vi

ZMA Criteria #6

Findings:

- This application would rezone 16 parcels, totaling 11.337 acres, a substantial area for development.
- The subject property is adjacent to three different districts: the RM-4, the LC, and the PR (see Attachment C, Northpoint Vicinity Zoning Map.)
- Adjacent to the Northpoint property is Marsh Point Apartments, which is zoned RM-4 and has 140 multifamily dwelling units on the property.

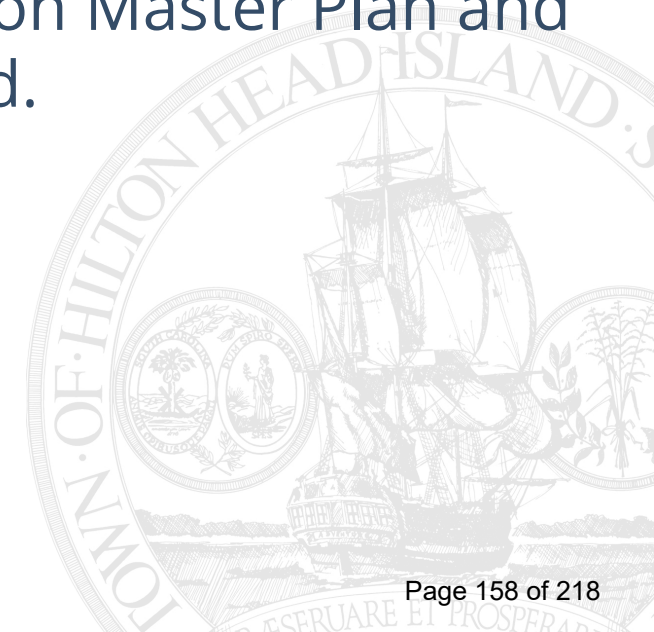


Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.vi

ZMA Criteria #6

- The range of allowable uses and densities for the RM-4 and the RM-12 Districts are similar in nature. The proposed zoning has similar densities for Workforce Housing.
- Workforce housing is permitted in the adjacent RM-4 and LC Districts; the proposed zoning change would allow workforce housing on this tract.
- The property was once part of the Hilton Head Plantation Master Plan and identified for future development on Hilton Head Island.



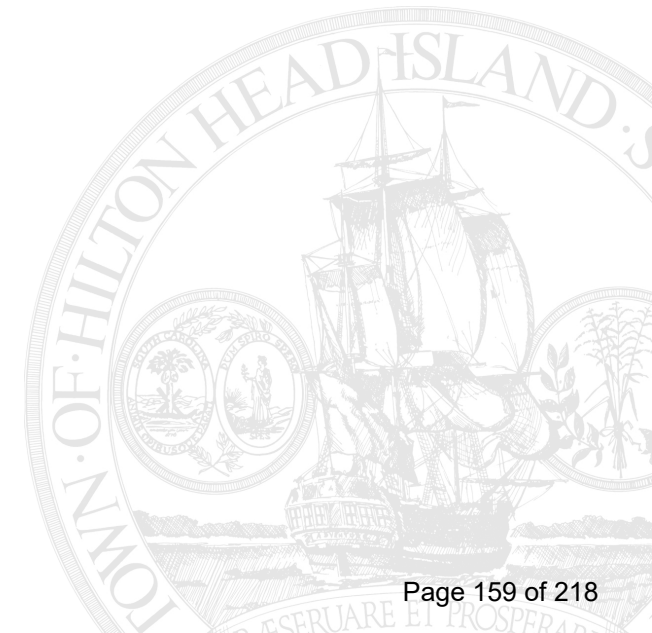
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.vi

ZMA Criteria #6

Conclusion of Law:

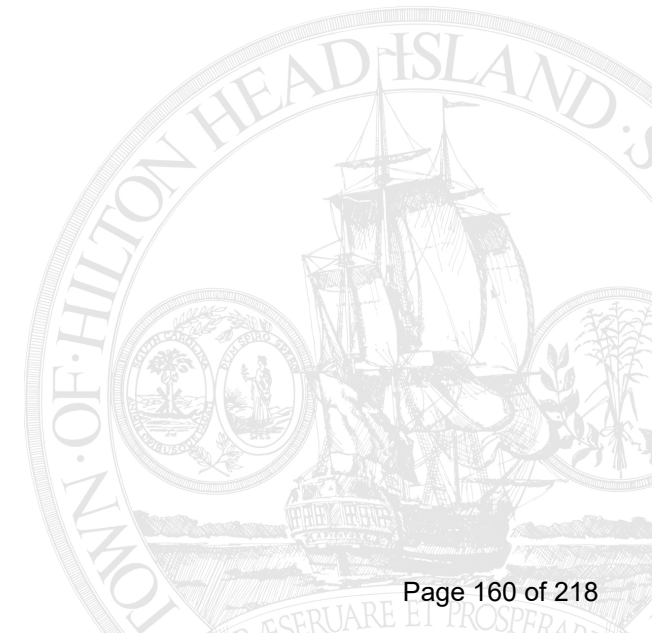
- The proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts in accordance with LMO Section 16-2-103.C.3.a.vi because the existing adjacent zoning is complementary.



Town of Hilton Head Island

ZMA Criteria #7

Whether and the extent to which the proposed zoning would allow the subject property to be put to a reasonably viable economic use (LMO Section 16-2-103.C.3.a.vii):



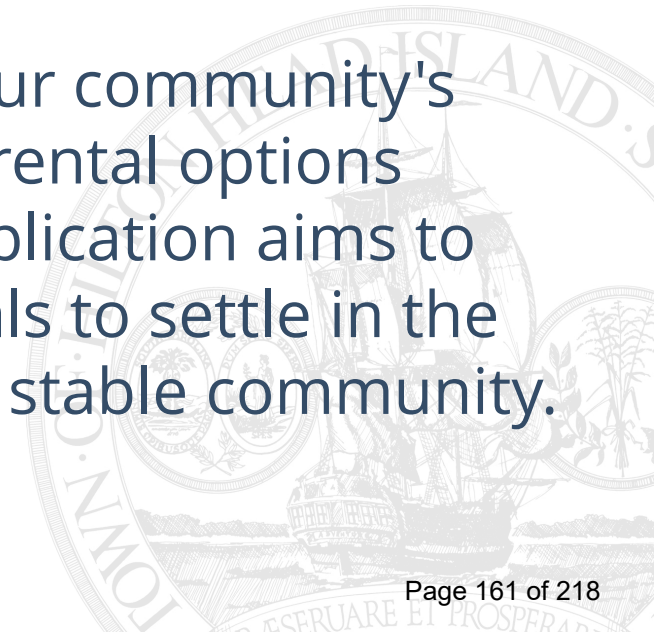
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.vii

ZMA Criteria #7

Findings:

- Rezoning from PR to RM-12 expands opportunities for use of the property compliance with needs and goals of the Town's Comprehensive Plan.
- The applicant proposes high-quality, energy-efficient rental units targeting essential workforce members such as teachers, healthcare professionals, law enforcement, and hospitality staff.
- Developing Workforce Housing on the site addresses our community's demand for workforce housing. By introducing quality rental options designed specifically for those in the workforce, the application aims to help relieve the housing strain, allowing more individuals to settle in the area where they are employed, thus promoting a more stable community.



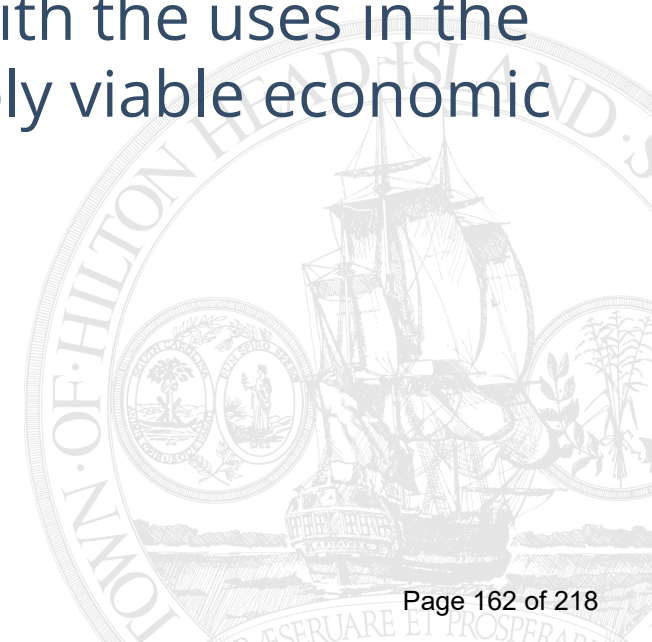
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.vii

ZMA Criteria #7

Conclusions of Law:

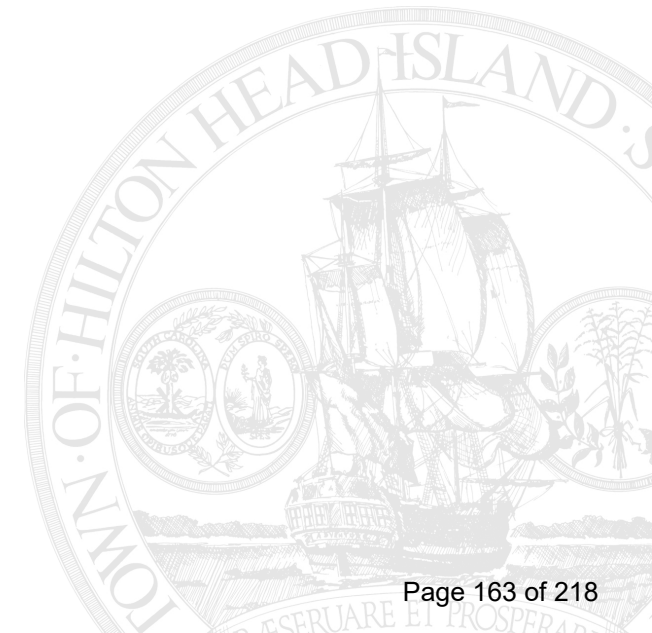
- The proposed zoning would allow the subject property to be put to a reasonably viable economic use in accordance with LMO Section 16-2-103.C.3.a.vii.
- The rezoning allows the site to be redeveloped with the residential use of Workforce Housing making the site more compatible with the uses in the vicinity and allows the property to be put to a reasonably viable economic use.



Town of Hilton Head Island

ZMA Criteria #8

Whether and the extent to which the proposed zoning would result in development that can be served by available, adequate, and suitable public facilities (e.g. streets, potable water, sewerage, stormwater management) (LMO Section 16-2-103.C.3.a.viii):



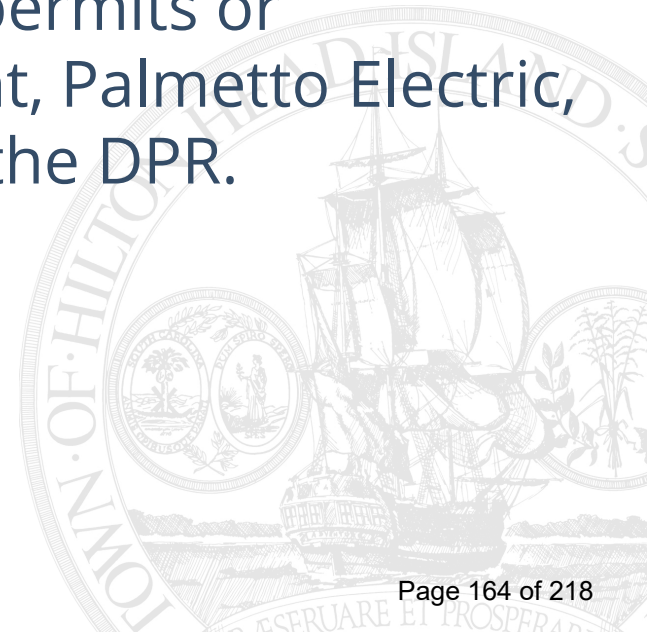
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.viii

ZMA Criteria #8

Findings:

- Roads, utilities, and public services have already been established on-site (see Attachment D, Survey of Northpoint).
- Per the LMO, a Major Development Plan Review (DPR) application would be required to redevelop the property. As part of the DPR application, any required infrastructure improvements, encroachment permits or approvals from outside agencies such as PSD, Sparklight, Palmetto Electric, and SCDOT would be required prior to the approval of the DPR.

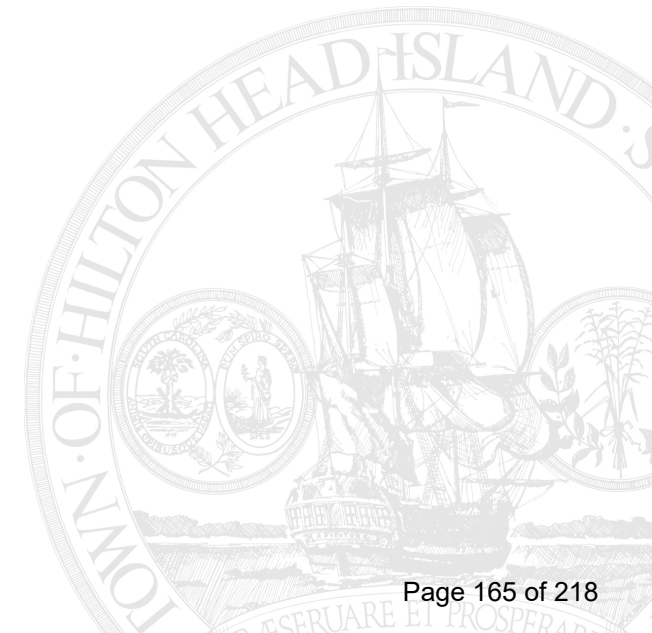


Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.viii

ZMA Criteria #8

- The applicant's narrative reads, "This proposed zoning change will facilitate the redevelopment of the property for workforce housing through a public-private partnership. The amendment aligns with the Town's goals to address the growing demand for workforce housing while utilizing the property's existing infrastructure to create a sustainable and vibrant residential neighborhood."



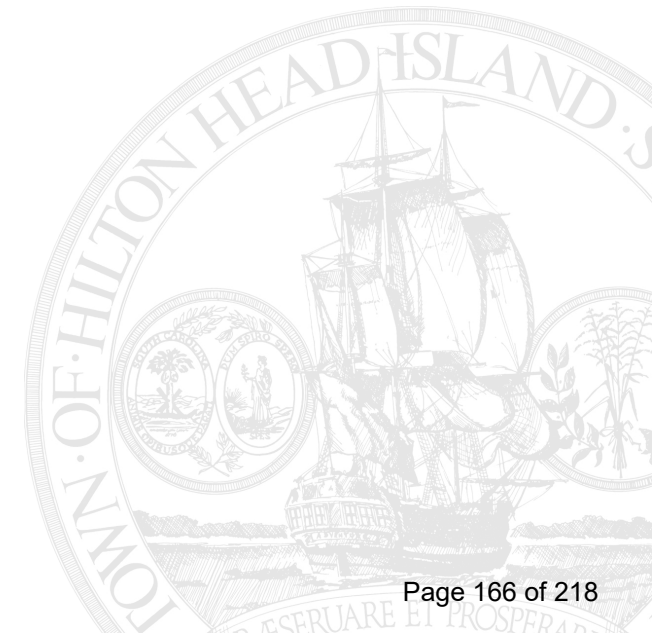
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.viii

ZMA Criteria #8

Conclusion of Law:

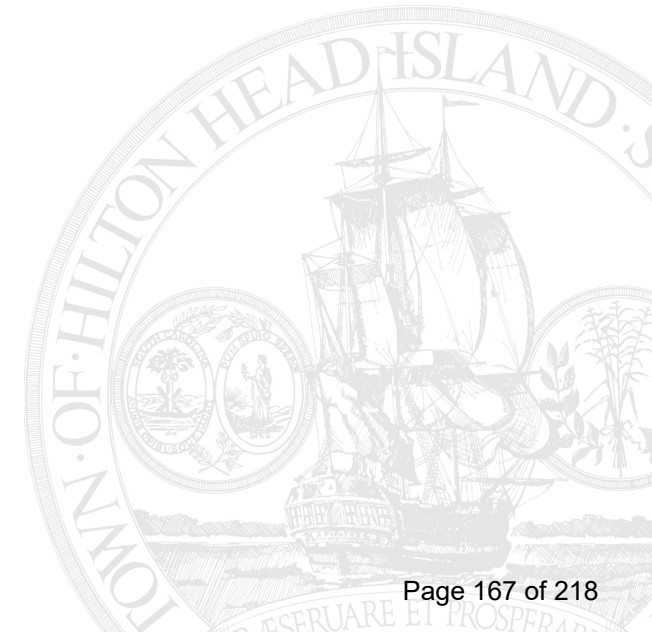
- The proposed zoning would result in development that can be and is already served by available public facilities in accordance with LMO Section 16-2-103.C.3.a.viii.



Town of Hilton Head Island

ZMA Criteria #9

Is appropriate due to any changed or changing conditions in the affected area (LMO Section 16-2-103.C.3.a.ix):



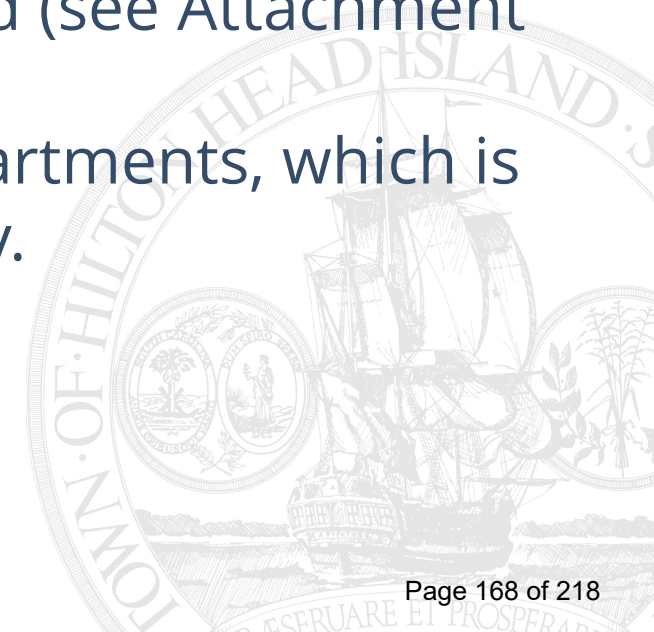
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.ix

ZMA Criteria #9

Findings:

- This application is integral to the Northpoint Workforce Housing Development Agreement, which is dedicated to advancing the Workforce Housing Framework on Hilton Head Island.
- The property was once part of the Hilton Head Plantation Master Plan and identified for future development on Hilton Head Island (see Attachment F, Hilton Head Plantation Master Plan).
- Adjacent to the Northpoint property is Marsh Point Apartments, which is zoned RM-4 and has 140 dwelling units on the property.

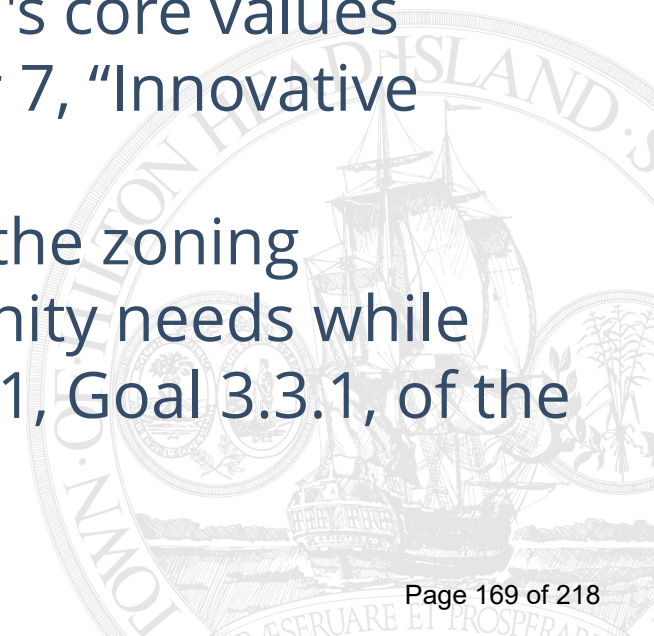


Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.ix

ZMA Criteria #9

- In 2014, the property was rezoned to the PR District, which is intended “to accommodate and manage the land uses allowed on publicly held land used for active or passive recreation purposes, or publicly owned land preserved in its natural state for public enjoyment (see Section 16-3-103.C.1).
- The creation of workforce housing aligns with the Town's core values described in the Town's Master Plan, Section 3, Chapter 7, “Innovative Approach to Create “Right-Sized” Infrastructure.”
- Rezoning would “Provide appropriate modifications to the zoning designations and land use regulations to meet community needs while maintaining Island Character,” as described in Chapter 1, Goal 3.3.1, of the Our Plan.



Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.ix

ZMA Criteria #9

- The proposed text amendment allows a density bonus up to 25 percent above the base residential density in the RM-12 District if at least 50 percent of all units within the development are workforce housing units.
- The applicant proposes to rezone the property from PR to RM-12 to allow Workforce Housing.
- Many units on Hilton Head Island, formerly available to the workforce, have been converted to short-term rentals in recent years.
- Shifts in employment and housing to the mainland have impacted the ability to attract the workforce and provide housing that meets the workforce housing needs on the Island.
- The availability of affordable, attainable workforce housing is limited, and changing housing market conditions continue to increase the challenge of ensuring the availability of housing for the Town's workforce.

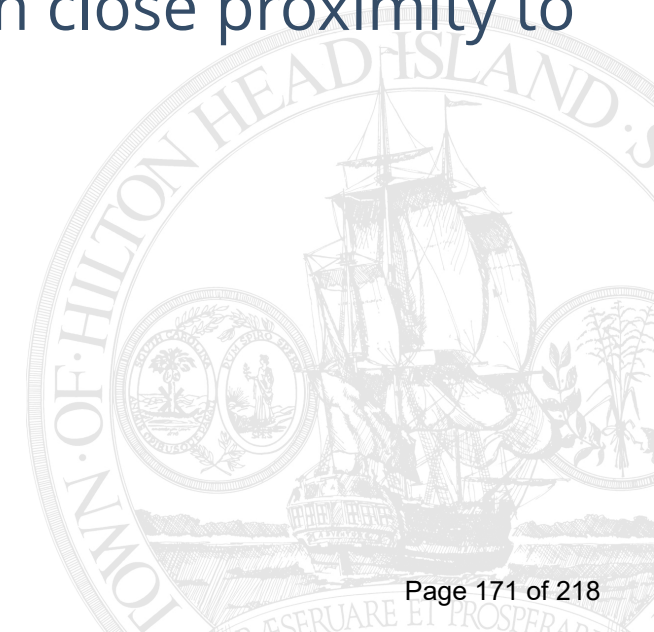
Town of Hilton Head Island

LMO Section 16-2-103.C.3.a.ix

ZMA Criteria #9

Conclusions of Law:

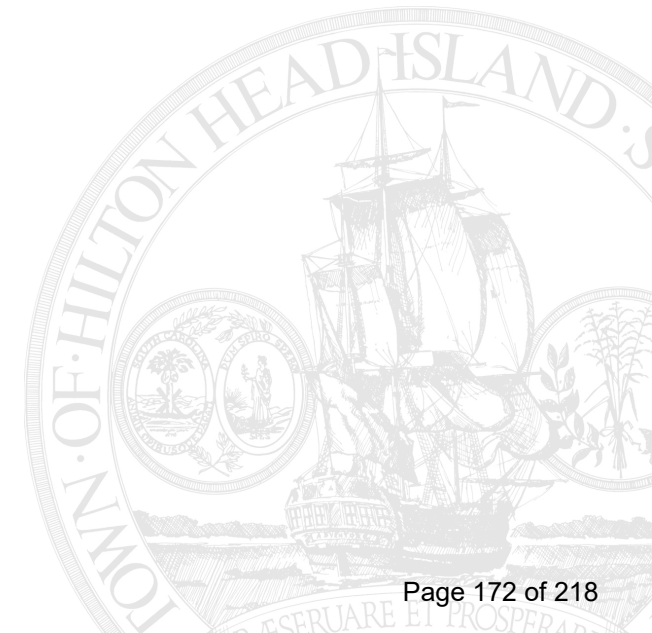
- The proposed rezoning is appropriate due to the changes in the area, including housing market challenges and housing supply, in accordance with LMO Section 16-3-103.C.a.ix.
- The proposed rezoning will allow Workforce Housing, with a bonus density on the property, next to an apartment complex and is in close proximity to schools, community services, and public amenities.



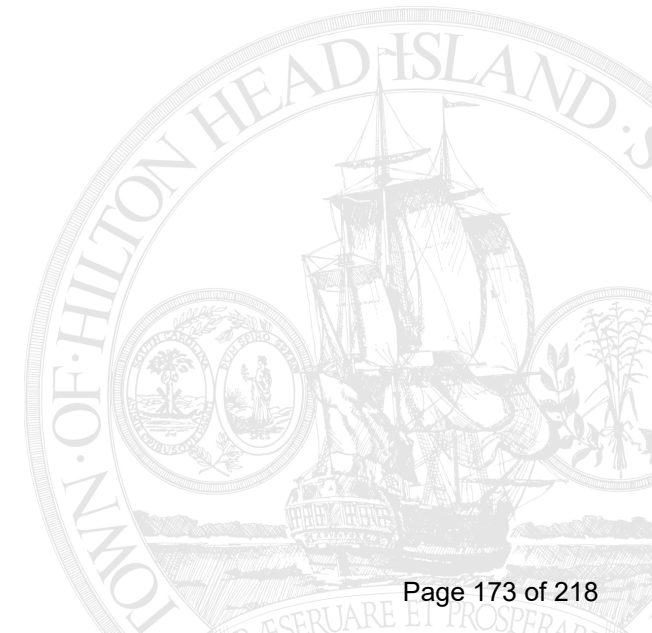
Town of Hilton Head Island

Recommendation

- Staff recommends that the Planning Commission find this application to be **consistent** with the Town's Comprehensive Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts as determined by the LMO Official and enclosed in the Staff report.
- Staff recommends that the Planning Commission recommend ***approval*** of this application to Town Council.



Thank you





TOWN OF HILTON HEAD ISLAND

Planning Commission

TO: Planning Commission
FROM: Missy Luick, Director of Planning
CC: Shawn Leininger, Assistant Town Manager
CC: Marc Orlando, Town Manager
DATE: March 19, 2025
SUBJECT: Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Chapter 16-5, Development and Design Standards, to add a new Section 16-5-117 Construction Management Standards

RECOMMENDATION:

Planning Commission hold a public hearing to review and consider an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Chapter 16-5, Development and Design Standards, to add a new Section 16-5-117 Construction Management Standards and forward a recommendation to Town Council. Town Staff recommends approval of the proposed text amendment.

BACKGROUND:

Revitalize and Modernize the Economy is a focus area in the adopted Town Council 2023-2025 Strategic Action Plan. In fulfillment of this focus area, Strategy #1 Establish a Growth Management Strategy states the Town will:

“Successfully manage increasing and evolving future growth patterns in a manner that will ensure sustainability of Hilton Head Island’s unique character. Additionally, the Town must monitor economic and demographic trends, undertaking a comprehensive list of future planning activities, and proactively protecting the Island’s rich natural resources through appropriate design, regulation, and capital investment practices.”

In this regard, Town Council directed Town Staff to advance amendments to the Land Management Ordinance (LMO) in the 2024 Strategic Action Work Plan. The effort has been divided into two separate projects, the full LMO Overhaul and the priority amendments. The priority amendments include incremental changes to both the LMO and portions of the Municipal Code related to land management that address important and urgent issues in advance of the full LMO Overhaul. These priority amendments

address pressing community development issues with the best short-term solution while minimizing unintended outcomes. Issues that require additional analysis and research or are more complex are recommended to be further explored during the full LMO Overhaul.

At the September 24, 2024, Town Council Workshop, Town staff received the following comments and direction regarding construction management standards.

1. Require refuse disposal plan.
2. Require a construction vehicle parking plan.
3. Require a site management plan.
4. Require an access management plan.
5. Require secure construction sites during named storm events.

SUMMARY OF AMENDMENT:

Construction projects often have impacts extending beyond the immediate site, affecting commercial and residential areas. These disruptions—such as noise, vibrations, dust, traffic congestion, parking challenges, and restricted property access—can significantly disrupt daily routines and operations. Residents have voiced frustration over these issues, highlighting the need for stronger management measures to minimize the negative impacts of construction activities.

At the same time, construction projects bring positive benefits, including job creation, economic stimulation, and improvements to infrastructure and public spaces that enhance the community. Balancing these positive outcomes with the need to manage the disruptions effectively is a critical challenge. In response, the Town has proposed updates to the LMO to address construction management concerns and better regulate these impacts. This ordinance does reference weather conditions during which sites must be secured. For the purpose of this ordinance, tropical cyclones include tropical depressions, tropical storms, and hurricanes.

ANALYSIS:

Proposed Amendments

The proposed priority amendments introduce requirements to improve site management and safety during construction activities. These amendments will also ensure organized, safe, consistent, and community-conscious construction practices.

The following table demonstrates how the proposed amendments address demonstrated issues.

Issue	Proposed Amendment
Require a refuse disposal plan. Require a site management plan.	Sec.16-5-117. Construction Management Standards A. Noise and Hours of Operation. Sections 17-4-114 and 17-4-115 of the Municipal Code are referenced. These sections regulate sound level limits and hours of operation. Additional changes to Sections 17-4-114 and 17-4-115 were adopted in a separate priority Municipal Code amendment effort to align with the Town’s larger Planned Unit Developments (PUDs) for more consistency. B. Stormwater Discharge. This section references adherence to the South Carolina Department of Health and Environmental Control (SCDHEC) NPDES General Permit SCR10000 for Stormwater Discharges from Construction Activities. C. Refuse and Site Cleanliness 1. A Refuse Disposal Plan providing for the proper disposal of all trash, site clearing and/or construction and/or demolition refuse and/or debris and/or waste material and/or refuse in accordance with all applicable local, state and federal statutes, regulations and ordinances, including those related to hazardous materials, is required. The Refuse Disposal Plan shall contain a site cleaning schedule, designated disposal area labeled on the Erosion and Sediment Control Plan, and the final disposal site (ie. landfill). Manifests and any other documentation showing the amounts of trash, site clearing and/or construction and/or demolition refuse and/or debris and/or waste material disposed of, and the location where such were disposed are required to be kept onsite with the Refuse Disposal Plan and Stormwater Pollution Prevention Plan or readily available within twenty-four (24) hours of the request. For

	materials that are state or federally regulated, manifests and all other documentation are required to be kept for at least three (3) years. 2. Trash, site clearing and/or construction and/or demolition refuse and/or debris and/or waste material and/or refuse shall be contained in such a manner as to prevent contamination of any adjacent properties, storm-sewer conveyances, wetlands, and/or waters of the state. 3. Trash, site clearing and/or construction and/or demolition refuse and/or debris and/or waste material and/or refuse shall be stored, maintained, and secured to prevent safety risks or danger. 4. No loading, unloading, or storage of trash, site clearing and/or construction and/or demolition refuse and/or debris and/or waste material and/or refuse shall be permitted within any right-of-way, on any public property, or within ten feet of any right-of-way adjacent to public or private property unless specifically approved by the Town and shown on an approved development plan, if applicable. 5. Trash, site clearing and/or construction and/or demolition refuse and/or debris and/or waste material and/or refuse shall be hauled away and disposed of in accordance with all applicable laws, on a regular basis, but no less than one time per week. In addition to any applicable dumpster requirements set forth in this Ordinance, dumpsters shall be emptied or removed when full. Debris from construction sites shall not be disposed of in dumpsters located at any other construction site within the Town without the prior approval of the Official. 6. All mud, dirt, or debris deposited on any street, alley, lane, crosswalk, sidewalk, or other public property as a result of demolition, excavation, or construction shall be removed
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	and cleaned on a regular basis and at all times when a nuisance has been created by said debris. In addition, such areas shall be broom cleaned to the extent possible at the end of each day that construction work has occurred. All mud, dirt, or debris shall be disposed of in accordance with all applicable laws. 7. It shall be the responsibility of the development permit holder to clean and remove all trash, site clearing and/or construction and/or demolition refuse and/or debris and/or waste material and/or refuse and other related organic and inorganic materials from the site prior to receiving the final Certificate of Compliance approval.
Require secure construction sites during named storm events.	Sec.16-5-117. Construction Management Standards C. Refuse and Site Cleanliness 8. All permit holders are required to secure trash, site clearing and/or construction and/or demolition refuse and/or debris and/or waste material and/or refuse at a site within 24 hours after the National Hurricane Center issues a Tropical Cyclone Watch or Warning. This requirement shall remain in effect until the storm event's Watch or Warning has been lifted. Materials shall be removed from the site or secured in such a manner as to minimize the danger of such materials causing damage to person(s), properties, and the environment.
Require a construction vehicle parking plan. Require an access management plan.	Sec.16-5-117. Construction Management Standards D. Traffic and Parking 1. A Construction Plan Parking Plan showing that parking for all vehicles of any persons involved in the work on the construction site is contained within the construction site is required. No parking of any vehicles of any persons involved in the work on the

	construction is permitted on or in any right-of-way or access easement, or the Town's multi-user pathway system. 2. A Traffic Control Plan is required for any project that involves any activity, in or on, any right-of-way or the Town's multi-use pathway. Routes of access for ingress and egress to the construction site, which will provide protection to pedestrians and minimize disruption of traffic and damage to the public rights-of-way, shall be followed. The Town reserves the right to designate certain prescribed routes of access for construction traffic. 3. Oversized construction vehicles will be allowed only on those streets or rights-of-way as designated by the Official.
Require a site management plan.	Sec.16-5-117. Construction Management Standards E. Site Management 1. Portable Toilets. A portable toilet shall be provided at every construction site of a new principal structure, or addition thereto, prior to the commencement of construction unless an existing facility is available on the site. Portable toilets shall be located to have the least possible impact on adjacent properties and should be located, to the extent possible, at the rear of the construction site and out of plain view of any public right-of-way. Portable toilets shall be serviced no less than once a week. 2. Tree Protection. Trees shall be protected in accordance with Section 16-6-104 Tree Protection, as applicable. 3. Utilities and On-Site Equipment. On-site electricity is required for construction-related work as soon as is practicable. The proposed locations of any generator and/or compressor

	shall be depicted on the plans submitted at the time of application for the review and approval of the Town and shall be located so as to have the least possible impact on adjacent properties, preferably at the rear of the property. F. Enforcement This section references Chapter 16-8 for enforcement issues.
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Nonconformities

This amendment will apply to new development construction practices and will not create nonconformities.

Text Amendment Review Standards

Section 16-2-103.B.3 of the LMO provides standards for the review of Text Amendments and states the following:

“In determining whether to recommend that Town Council adopt or deny the proposed text amendment, the Planning Commission may weigh the relevance of and consider whether and the extent to which the proposed Text Amendment:

- a. Is in accordance with the Comprehensive Plan;
- b. Is required by changed conditions;
- c. Addresses a demonstrated community need;
- d. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town;
- e. Would result in a logical and orderly development pattern; and
- f. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.”

The proposed text amendment aligns with the review criteria, as it:

1. Our Plan includes “Ideals of Excellence” for “Our Planning and Process” that aim for Town planning and processes to use “innovation and learning to continually develop and apply best practices and standards for processes and projects.” This amendment does this by helping to improve the way construction activities are

- regulated in order to enhance quality of life, require safe construction site conditions, and enhanced natural resource protections;
2. Addresses the present-day conditions for construction management on the Island given that projects are increasingly related to redevelopment and enhancement of existing sites in already developed areas;
 3. Responds to concerns voiced about improper construction activities and operations;
 4. Ensures that development and construction practices are consistent with the intent of the LMO and the objective to protect public health, safety, and welfare;
 5. Ensures well-managed construction practices and orderly management and disposal of trash, site clearing and/or construction and/or demolition refuse and/or debris and/or waste material and/or refuse; and
 6. Ensures safe and environmentally sensitive construction practices, safe and efficient construction traffic parking and circulation, and higher standards for sanitation, tree protection, and overall impact mitigation.

RECOMMENDATION:

Planning Commission hold a public hearing to review and consider an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Chapter 16-5, Development and Design Standards, to add a new Section 16-5-117 Construction Management Standards and forward a recommendation to Town Council. Town Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION ACTION:

LMO Sec.16-2-103-B.2.d states that the Planning Commission's recommendation shall be based on the standards in Sec. 16-2-103.B.3, Ordinance Text Amendment Review Standards.

The Planning Commission has the following options when considering this agenda item. These include:

1. Recommend approval to Town Council.
2. Recommend denial to Town Council.
3. Recommend approval with conditions to Town Council.

ATTACHMENTS:

1. Ordinance
2. Text Amendment

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO.: 2025-_____

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND TO AMEND TITLE 16 OF THE MUNICIPAL CODE, THE LAND MANAGEMENT ORDINANCE, TO AMEND CHAPTER 16-5, DEVELOPMENT AND DESIGN STANDARDS, TO ADD A NEW SECTION 16-5-117 CONSTRUCTION MANAGEMENT STANDARDS FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town Council for the Town of Hilton Head Island, South Carolina, has identified a continued need for the adoption of LMO Amendments to address needs and issues in the Town as such arise; and,

WHEREAS, the Town Council finds that an amendment to the Land Management Ordinance is needed to add new construction management standards to minimize disturbances to surrounding properties; and,

WHEREAS, on March 19, 2025, the Planning Commission held a Public Hearing to consider the proposed amendments to add new construction management standards, and the public had an opportunity to comment on the proposed amendments; and,

WHEREAS, on March 19, 2025, the Planning Commission voted ____ to recommend adoption of the amendments to add new construction management standards; and,

WHEREAS, on April 21, 2025, the Community Services & Public Safety Committee voted ____ to recommend adoption of the amendments to add new construction management standards; and,

WHEREAS, the Town Council finds it is in the best interest of the Town and the health, safety, and welfare of its citizens, residents, and visitors to amend the Land Management Ordinance to add new construction management standards.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS HEREBY ORDERED AND ORDAINED BY AND UNDER AUTHORITY OF SAID TOWN COUNCIL, AS FOLLOWS:

Section 1. Amendment. That the Land Management Ordinance is amended as shown on

Exhibit “A” to this Ordinance. Newly added language is illustrated with double underline and deleted language is illustrated with ~~strikethrough~~.

Section 2. Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE
TOWN OF HILTON HEAD ISLAND ON THIS _____ DAY OF _____, 2025.**

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

Alan R. Perry, Mayor

ATTEST:

Kimberly Gammon, Town Clerk

First Reading:

Second Reading:

APPROVED AS TO FORM:

Curtis L. Coltrane, Town Attorney

Introduced by Council Member:_____

Chapter 16-5:

Development and Design Standards

Sec.16-5-117. Construction Management Standards

A. Noise and Hours of Operation

All **construction site** activities must comply with the sound level limits and hours of operation established in the **Town's** Municipal Code Section 17-4-114 unless specifically exempt under Section 17-4-115.

B. Stormwater Discharge

All **construction site** activities must adhere to the South Carolina Department of Health and Environmental Control (SCDHEC) NPDES General Permit SCR10000 for Stormwater Discharges from Construction Activities.

C. Refuse and Site Cleanliness

1. A Refuse Disposal Plan providing for the proper disposal of all trash, **site** clearing and/or **construction** and/or demolition refuse and/or debris and/or waste material and/or refuse in accordance with all applicable local, state, and federal statutes, regulations and **ordinances**, including those related to hazardous materials, is required. The Refuse Disposal Plan shall contain a **site** cleaning schedule, designated disposal area labeled on the Erosion and Sediment Control Plan, and the final disposal **site** (ie. landfill). Manifests and any other documentation showing the amounts of trash, **site** clearing and/or **construction** and/or demolition refuse and/or debris and/or waste material disposed of, and the location where such were disposed are required to be kept onsite with the Refuse Disposal Plan and Stormwater Pollution Prevention Plan or readily available within twenty-four (24) hours of the request. For materials that are state or federally regulated, manifests and all other documentation are required to be kept for at least three (3) years.
2. Trash, **site** clearing and/or **construction** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be contained in such a manner as to prevent contamination of any adjacent properties, storm-sewer conveyances, **wetlands**, and/or waters of the state.
3. Trash, **site** clearing and/or **construction** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be stored, maintained, and secured to prevent safety risks or danger.
4. No loading, unloading, or storage of trash, **site** clearing and/or **construction** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be permitted within any **right-of-way**, on any public property, or within ten feet of any **right-of-way** adjacent to public or private property unless specifically approved by the **Town** and shown on an approved **development** plan, if applicable.
5. Trash, **site** clearing and/or **construction** and/or demolition refuse and/or debris and/or waste material and/or refuse shall be hauled away and disposed of in accordance with all applicable laws, on a regular basis, but no less than one time per week. In addition to any applicable dumpster requirements set forth in this **Ordinance**, dumpsters shall be emptied or removed when full. Debris from **construction sites** shall not be disposed of in dumpsters located at any other **construction site** within the **Town** without the prior approval of the **Official**.
6. All mud, dirt, or debris deposited on any **street**, alley, lane, crosswalk, **sidewalk**, or other public property as a result of demolition, excavation, or **construction** shall be removed and cleaned on a regular basis and at all times when a nuisance has been created by said debris. In addition, such areas shall be broom

cleaned to the extent possible at the end of each day that **construction** work has occurred. All mud, dirt, or debris shall be disposed of in accordance with all applicable laws.

7. It shall be the responsibility of the **development** permit holder to clean and remove all trash, **site** clearing and/or **construction** and/or demolition refuse and/or debris and/or waste material and/or refuse and other related organic and inorganic materials from the **site** prior to receiving the final **Certificate of Compliance** approval.
8. All permit holders are required to secure trash, **site** clearing and/or **construction** and/or demolition refuse and/or debris and/or waste material and/or refuse at a **site** within 24 hours after the National Hurricane Center issues a Tropical Cyclone Watch or Warning. This requirement shall remain in effect until the storm event's Watch or Warning has been lifted. Materials shall be removed from the **site** or secured in such a manner as to minimize the danger of such materials causing damage to **person(s)**, properties, and the environment.

D. Traffic and Parking

1. A **Construction** Plan Parking Plan showing that parking for all vehicles of any persons involved in the work on the **construction site** is contained within the **construction site** is required. No parking of any vehicles of any persons involved in the work on the **construction** is permitted on or in any **right-of-way** or **access easement**, or the **Town's** multi-user **pathway** system.
2. A Traffic Control Plan is required for any project that involves any activity, in or on, any **right-of-way** or the **Town's** multi-use **pathway**. Routes of access for ingress and egress to the **construction site**, which will provide protection to pedestrians and minimize disruption of traffic and damage to the public **rights-of-way**, shall be followed. The **Town** reserves the right to designate certain prescribed routes of access for **construction** traffic.
3. Oversized **construction** vehicles will be allowed only on those **streets** or **rights-of-way** as designated by the **Official**.

E. Site Management

1. Portable Toilets. A portable toilet shall be provided at every **construction site** of a new principal **structure**, or addition thereto, prior to the commencement of **construction** unless an existing facility is available on the **site**. Portable toilets shall be located to have the least possible impact on adjacent properties and should be located, to the extent possible, at the rear of the **construction site** and out of plain view of any public **right-of-way**. Portable toilets shall be serviced no less than once a week.
2. **Tree** Protection. **Trees** shall be protected in accordance with Section 16-6-104 **Tree** Protection, as applicable.
3. Utilities and On-**Site** Equipment. On-**site** electricity is required for **construction**-related work as soon as is practicable. The proposed locations of any generator and/or compressor shall be depicted on the plans submitted at the time of application for the review and approval of the **Town** and shall be located so as to have the least possible impact on adjacent properties, preferably at the rear of the property.

F. Enforcement

Failure to comply with this section may result in the permit holder being issued a Notice of Violation(s), Stop Work Order, and/or fines in accordance with Chapter 16-8 of this **Ordinance**.



TOWN OF HILTON HEAD ISLAND

Planning Commission

TO: Planning Commission
FROM: Richard Loudin, Capital Improvement Program Manager
VIA: Shawn Leininger, Assistant Town Manager
Jeff Netzing, Engineering & Projects Director
CC: Marc Orlando, Town Manager
Adriana Burnett, Finance Director
DATE: March 19, 2025
SUBJECT: Consideration of FY26 Priority Projects in the FY26-30 Capital Improvement Program

RECOMMENDATION:

Planning Commission consider and recommend to Town Council FY26 Priority Projects in the FY26-30 Capital Improvement Program.

BACKGROUND:

Right-Sized Infrastructure is a focus area in the adopted Town Council 2023-2025 Strategic Action Plan. In fulfillment of this focus area, Strategy #7 Implement the Capital Improvement Program states:

“The Capital Improvement Program (CIP) is the Town’s five-year program for planning capital improvement needs identified in the Comprehensive Plan, and other adopted Town Plans. The CIP links this Plan to the Comprehensive Plan with fiscal capacity. Capital needs are synchronized with operating expenses and tied to forecasted revenues for the current and upcoming fiscal years. It includes projects that improve or maintain a Town asset including new construction, expansion, renovation, or replacement of facilities and equipment.”

In this regard, Town Council directed Town Staff to advance various capital projects as part of the 2023-2025 Strategic Action Plan and, more recently, the 2024 Strategic Action Work Plan. These capital projects are identified in the proposed FY26-30 Capital Improvement Plan

SUMMARY:

The FY26-30 Capital Improvement Program – FY 26 Priorities (Attachment 1) organizes capital improvement projects into the following categories:

1. Beach Program
2. Pathway Program
3. Roadway Program
4. Park Program
5. Facilities & Equipment Program
6. Stormwater Program
7. Fleet Program
8. Land Acquisition & Administration Program

In addition to being identified as a proposed priority project by Town staff, each project has been provided the following status:

1. FY25 Complete. Project was or will be completed in FY25.
2. FY25 Carry Forward. Existing project that will be carried forward into FY26.
3. FY26. New project that will start in FY26.
4. FY27-30. New project that will start later in the 5-year CIP.

Project scopes on each of these projects can be found in Attachment 1.

PLANNING COMMISSION ROLE:

Section 6-29-340(B)(2)(e) of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, states:

- “(B) In the discharge of its responsibilities, the local planning commission has the power and duty to:
- (2) prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:
 - (e) a capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget;”

As such, the Planning Commission is tasked with providing a recommendation to Town Council of priority capital improvement projects for FY26.

ATTACHMENTS:

1. FY26-30 Capital Improvement Program – FY26 Priorities

**TOWN OF HILTON HEAD ISLAND
CAPITAL IMPROVEMENTS PROGRAM FY26-30
FY26 PRIORITIES**

PROJECTS	PROJECT SCOPE	STATUS	STAFF PRIORITY FY26	PC PRIORITY FY26	TC PRIORITY FY26
BEACH PROGRAM					
Beach Park Maintenance & Improvements	Repairs, replacement, and general improvements to beach parks such as facilities, hardscape, landscaping, lighting, boardwalks, beach mats, and site furnishings, and other capital infrastructure.	FY26	Priority		
Beach Management & Monitoring	Activities to manage and monitor the beach and dune system including island wide beach survey and monitoring, endangered species monitoring, and other similar activities.	FY26	Priority		
Beach Renourishment	Beach renourishment of Pine Island, Fish Haul Creek, and Heel, Central, and South Beaches.	FY25 CARRY FORWARD	Priority		
Islanders Beach Park Improvements	Parking area expansion and renovation, building improvements, stormwater infrastructure improvements, playground equipment replacement, construction of new pathways, landscaping and signage improvements, and boardwalk repairs.	FY25 CARRY FORWARD	Priority		
Folly Field Beach Park Improvements	Renovation consisting of restroom building exterior renovation, landscaping enhancements, new signage, consolidation of lighting and camera systems, and other improvements.	FY27-30			
Caligny Beach Park Boardwalk Maintenance	Replacement and repair to existing decking, including structural repairs where necessary.	FY26	Priority		
Harbour Town Dredge	Agreement with South Island Dredging Association to assist with funding for dredging of Harbour Town Yacht Basin and Braddock Cove Creek.	FY25 CARRY FORWARD	Priority		
Beach Wheelchair Storage	Installation of storage structures at 5 locations for increased beach wheelchairs as part of a partnership with the Chamber Leadership Class of 2024.	FY25 CARRY FORWARD	Priority		
TOTAL BEACH PROGRAM					
PATHWAY PROGRAM					
Pathway Maintenance & Improvements	Maintenance and improvements to existing pathways and supporting infrastructure including repair, rejuvenation, and striping plus safety enhancements aimed at improving consistency, uniformity, and ADA compliance of all pathways.	FY26	Priority		
NEW PATHWAY SEGMENTS					
Jonesville Road	Construction of new pedestrian pathway off of Spanish Wells Road into Jonesville neighborhood.	FY25 CARRY FORWARD	Priority		
Dunnagans Alley (Wexford Drive to Arrow Road)	Construction of new pedestrian pathway that will allow separation from traffic by adding green space and trees along Dunnagans Alley from Wexford Drive to Arrow Road.	FY26	Priority		
Cordillo Parkway at Pope Avenue	Construction of pathway connection from Pope Avenue to Shipyard along Cordillo Parkway	FY25 COMPLETE			
William Hilton Parkway EB from Wexford Drive to Arrow Road- SC DOT Grant identified	Construction of new pathway from Village at Wexford to Arrow Road.	FY27-30			
South Forest Beach HAWK Signal at Marriott Hotel	Improve pedestrian crossing at Alder Lane to public beach access.	FY27-30			
Lagoon Road from Avocet Road to North Forest Beach Drive	Improve pedestrian beach access along Avocet Road to North Forest Beach Drive.	FY27-30			
Palmetto Parkway Pathway	Construction of new pathway along Palmetto Pkwy.	FY27-30			
Spanish Wells Pedestrian Bridge	Renovation of existing wooden pedestrian bridge along Spanish Wells Road	FY27-30			
Fish Haul Road (Baygall Road to Alice Perry Drive)	Construction of new pathway.	FY27-30			
William Hilton Parkway EB from Mathews Drive / Folly Field Road to Shelter Cove Lane	Construction of new pathway including landscaping and bollard lighting along William Hilton Parkway eastbound from Mathews Drive / Folly Field Road intersection to Shelter Cove Lane.	FY27-30			
Cross Island Parkway from Coastal Discovery Museum Access to Spanish Wells Road	New pathway installation from Coastal Discovery to Spanish Wells Road pathway.	FY27-30			
Parkway Connection (Muddy Creek Road to Cross Island Parkway)	New pathway installation from Muddy Creek Road neighborhood to Cross Island Pathway.	FY27-30			
TOTAL PATHWAY PROGRAM					
ROADWAY PROGRAM					
Roadway Maintenance & Improvements	Maintenance of and Improvements to existing roadways including general maintenance such as repair of potholes, curbing, and shoulders; pavement markings; permanent traffic signs; Town bus stops etc.	FY26	Priority		
Town Road Resurfacing Program	Roadway resurfacing on existing Town roads.	FY27-30			
Signal System Maintenance	Maintenance of traffic signal system, traffic mast arms, and signage. Additional funding support for painting of poles and mast arms, replacement of aging traffic cabinets and signal heads, and installation of battery back-ups.	FY25 CARRY FORWARD	Priority		
Landscape, Lighting, and Safety Enhancements	Landscaping, lighting improvements, and installation of safety improvements, including Beach City Road roundabout, Pope Avenue, William Hilton Parkway, Mathews Drive, Dunnagans roundabout, Squire Pope Roundabout, Palmetto Bay Road, and Cross Island Parkway.	FY26	Priority		
DIRT ROAD PAVING PROGRAM					
Mitchelville Road	Program to accept dedications of private dirt roads through procurement and ROW acquisition. Replace existing dirt road with asphalt and drainage improvements located on Mitchelville Road.	FY25 CARRY FORWARD	Priority		
Alice Perry Drive	Replace existing dirt road with asphalt and drainage improvements in the Bay Gall Area of Hilton Head.	FY25 CARRY FORWARD	Priority		

**TOWN OF HILTON HEAD ISLAND
CAPITAL IMPROVEMENTS PROGRAM FY26-30
FY26 PRIORITIES**

PROJECTS	PROJECT SCOPE	STATUS	STAFF PRIORITY FY26	PC PRIORITY FY26	TC PRIORITY FY26
Freddie's Way	Replace existing dirt road with asphalt and drainage improvements located off of Oak View Road.	FY25 CARRY FORWARD	Priority		
Alfred Lane	Replace existing dirt road with asphalt and drainage improvements located off of Bryant Road.	FY25 CARRY FORWARD	Priority		
Benjamin Drive	Replace existing dirt road with asphalt and drainage improvements located off of Jonesville Road.	FY25 CARRY FORWARD	Priority		
Christopher Drive	Dirt road identified for future extension of paved road off of William Hilton Parkway.	FY27-30			
Darling Road	Dirt road identified for future extension of paved road off of William Hilton Parkway.	FY27-30			
Manatee Way	Dirt road identified for future extension of paved road off of Otter Hole Road.	FY27-30			
Pine Field	Dirt road identified for future extension of a paved road off of Marshland Road.	FY27-30			
Amelia Court	Dirt road identified for future extension of paved road off of Squire Pope Road.	FY27-30			
Evelina Road	Dirt road identified for future extension of paved road off of Squire Pope Road.	FY27-30			
Island wide Intersection Pedestrian & Vehicular Safety Improvements	Installation of consistent pavement markings, Rapid Flash Beacons (RFB's) along all intersections of William Hilton Parkway, North and South Forest Beach, Matthews Drive and Palmetto Bay Road from Squire Pope to Sea Pines Circle.	FY27-30			
Jonesville Road and Spanish Wells Right Turn Lane Improvements	Right turn lane improvement off of Jonesville Road onto Spanish Wells Road.	FY26	Priority		
Northpoint Access Improvements	Access improvements connecting Northpoint to Gumtree Road including roadway, pathway, drainage, and landscaping.	FY27-30			
Tabby Walk Entrance Relocation	Tabby Walk Community would like to relocate entrance from Mathews Drive to Palmetto Pkwy.	FY27-30			
William Hilton Parkway Gateway Corridor & Stonev Corridor	Additional planning for improvements to William Hilton Parkway on recommendations not included in SCDOT project	FY26	Priority		
STREETSCAPE ENHANCEMENTS					
Main Street	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			
New Orleans Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			
Old Wild Horse	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			
Palmetto Bay Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			
Pope Avenue Streetscape Improvements	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY25 CARRY FORWARD	Priority		
Arrow Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			
WILLIAM HILTON PARKWAY STREETWAY ENHANCEMENTS					
Segment 1 - Spanish Wells Road / Wild Horse Road to Wilborn Road / Jarvis Park Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			
Segment 2 - Wilborn Road / Jarvis Park Road to Beach City Road / Gardner Drive	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			
Segment 3 - Beach City Road / Gardner Drive to Dillon Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			
Segment 4 - Dillon Road to Matthews Drive / Folly Field Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			
Segment 5 - Matthews Drive / Folly Field Road to Shelter Cove Lane	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY26	Priority		
Segment 6 - Shelter Cove Lane to Queens Folly Road / King Neptune Drive	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			
Segment 7 - Queens Folly Road / King Neptune Drive to Wexford Drive / Shipyard Drive	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY27-30			

**TOWN OF HILTON HEAD ISLAND
CAPITAL IMPROVEMENTS PROGRAM FY26-30
FY26 PRIORITIES**

PROJECTS	PROJECT SCOPE	STATUS	STAFF PRIORITY FY26	PC PRIORITY FY26	TC PRIORITY FY26
Segment 8 - Sea Pines Circle to Wexford Drive / Shipyard Drive	Phase 1 - Design and implementation of short-term improvements to Sea Pines Circle. Phase 2 - Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	FY25 CARRY FORWARD	Priority		
Wilborn Road & Pembroke Drive Turn Lane Extensions / Curb and Gutter Improvements	Extension of turn lanes to alleviate vehicle stacking at William Hilton Parkway intersections with Wilborn Rd and Pembroke Dr.	FY27-30			
Folly Field Road Pedestrian Safety Improvements	Improvements to Folly Field Road to include traffic calming measures and pedestrian crossing enhancements.	FY26	Priority		
TOTAL ROADWAY PROGRAM					

PARK PROGRAM

Park Maintenance and Improvements	Repairs, replacement, and general improvements to parks (non-beach) such as facilities, hardscape, landscaping, lighting, boardwalks, and site furnishings, and other capital infrastructure.	FY26	Priority		
Public Art Program	Sculptures, installation, upkeep/maintenance/repair of permanent collection and sites	FY26	Priority		
ISLAND RECREATION ASSOCIATION	Recreation Center enhancements.				
Rec Center Building Improvements	Improvements to Rec Center building and supporting equipment, vehicles, and infrastructure.	FY26	Priority		
Rec Center Pool Improvements	Pool enhancements including dome equipment and pool equipment updates, windscreens, locker replacement, pool covers, etc.	FY26	Priority		
Basketball Court Improvements	Basketball court improvements; backboards, sun shade, light replacement, court replacement	FY27-30			
Athletic Equipment Improvements	Athletic fields and event parks improvements	FY26	Priority		
Event Equipment Improvements	New and replacement equipment to support special events	FY26	Priority		
Barker Field - Extension Field Improvement	Renovation of soccer field to include lighting, and interior bathroom renovations	FY25 COMPLETE			
Chaplin Community Park Renovation - Phase 1: Parking Renovation & Expansion	Expansion of parking facility to add approximately 150 parking spaces to existing northern and southern parking lots.	FY27-30			
Chaplin Community Park Renovation - Phase 2: Soccer Complex, Parking Expansion, and Facility Upgrades	Connect northern parking lot to Casnet Drive and add approximately 160 parking spaces, renovation of soccer fields, and construct new pavilion. Final phase is Construction of new multi-use park facility and restroom and dog park renovation.	FY27-30			
Coligny Circle NW Quadrant Pocket Park	Improvements include plaza amenity space, signage, landscaping, a multi-use path.	FY25 CARRY FORWARD	Priority		
Crossings Park Renovation - Phase 1: Pickleball Complex	Construct new pickleball complex to include 18 courts, clubhouse, restrooms, parking lot, landscaping and pathway connection to Bristol Sports Area.	FY25 CARRY FORWARD	Priority		
Crossings Park Renovation - Phase 2: Bristol Sports Arena, Skate Park, & Pump Track	Renovation to Bristol Sports Arena with new cover and fencing over arena and new skate park and pump track.	FY26	Priority		
Crossings Park - Phase 3: Baseball & Soccer Complex	Renovation of soccer field with 2 new baseball fields, new restroom, new parking lot and construction of Champions Plaza. Renovation of 3 existing baseball fields, concessions, training facility, parking lot.	FY27-30			
Ford Shell Ring	CDBG project; Design and permitting for improvements to supplement Beaufort's County's construction project to FY26	FY25 COMPLETE			
Jarvis Creek Park Improvements	FY25: ADA accessibility improvements, site and landscape enhancements. FY27-30: Replacement of playground equipment.	FY25 COMPLETE FY27-30			
Mid-Island Tract Park - Phase 1	Improvements to stormwater and lagoon system, parking lot off of Union Cemetery Road and restroom.	FY25 CARRY FORWARD	Priority		
Patterson Family Park	Construction of new Neighborhood Park on Marshland Road providing a pavilion, lawn area, viewing platform overlooking Broad Creek, pedestrian connectivity, parking, and other associated site amenities.	FY25 CARRY FORWARD	Priority		
Shelter Cove Community Park Expansion Phase 2	Installation of Best Buddies playground followed by future construction of a Broad Creek boardwalk and viewing platform and landscaping.	FY27-30			
Taylor Family Park	Construction of new Neighborhood Park on Wild Horse Road providing a pavilion, lawn area, recreational play amenities, pedestrian connectivity, parking, and other associated site amenities.	FY25 CARRY FORWARD	Priority		
Chaplin Linear Park with Treehouse	Linear Park including trail head up-fit, pedestrian bridge at Broad Creek inlet, tree house, and marsh-side trail connection to Singleton Beach Road	FY27-30			
Old Schoolhouse Park Improvements	Landscape & site improvements including ADA parking and sidewalks, pickleball court replacement, restroom, shade, signage, seating, basketball court resurface, landscaping, etc.	FY25 CARRY FORWARD	Priority		
Barker Field Phase 2 & Mitchelville Property Improvements	Development of master plan and identification of future projects.	FY27-30			
Marshland Road Racquet Facility	Future racquet facility identified.	FY27-30			
Greens Shell Park Improvements	Replacement of property line fencing, curb, ADA parking and ramp, renovation of basketball court and sidewalks.	FY25 COMPLETE			
TOTAL PARK PROGRAM					

**TOWN OF HILTON HEAD ISLAND
CAPITAL IMPROVEMENTS PROGRAM FY26-30
FY26 PRIORITIES**

PROJECTS	PROJECT SCOPE	STATUS	STAFF PRIORITY FY26	PC PRIORITY FY26	TC PRIORITY FY26
FACILITIES AND EQUIPMENT PROGRAM					
Facility Maintenance & Improvements	Repairs, replacement, and general improvements to Town facilities such as buildings, plumbing, electrical, roofing, HVAC, hardscape, landscaping, lighting, boardwalks, and site furnishings, and other capital infrastructure.	FY26	Priority		
Facilities Equipment	Landscape equipment, watering tank, and other equipment for maintenance of capital infrastructure.	FY26	Priority		
Town Hall and 4 Office Way Facility Improvements	Repairs, replacement, and general improvements to Town Hall facility in FY25. Roll forward will move to 4 Office Way for FY26.	FY25 CARRY FORWARD	Priority		
IT Equipment & Software	Replacement and acquisition of IT hardware and software equipment including servers, switches, computers, and associated equipment.	FY26	Priority		
Fire Hydrant Expansion	Add new fire hydrants, particularly in historic neighborhoods.	FY26	Priority		
Fire & Medical Systems & Equipment	Replacement of fire and medical systems and equipment.	FY27-30			
Furniture Replacement	Replacement of furniture in Town Center.	FY26	Priority		
Security Cameras & Connectivity	Replacement of aging cameras and Wi-Fi upgrades	FY26	Priority		
Tree Planting Program	New tree planting island wide.	FY26	Priority		
Fire Station Replacements (1 and 3 - 7)	Fire Station interior and exterior renovations.	FY25 COMPLETE			
COASTAL DISCOVERY MUSEUM					
Discovery House	Paint exterior and interior, doors/hardware, wood rot repairs	FY26	Priority		
Armstrong / Hack House	Floors and office renovation.	FY26	Priority		
Pavilion	Roof and electrical improvements.	FY26	Priority		
Discovery Lab	Interior repairs.	FY26	Priority		
Pavilion / Restroom Building	Structural repairs.	FY26	Priority		
Horse Barn	Structural repairs.	FY26	Priority		
Hay Barn	Interior repairs.	FY26	Priority		
Miscellaneous Improvements	Front and side gates, boardwalks repair, tree work, well/field irrigation, fence repair, HVAC platform and replacement.	FY26	Priority		
Event Space Improvements	Construction of Town initiated enhancements including ADA compliance and lighting upgrades.	FY26	Priority		
Fire Rescue Training Center Facility Upgrades	FY25: Upgrades to classroom and burn building. FY27-30: Future construction of new facility.	FY25 COMPLETE FY27-30			
Fire Rescue Headquarters	Construction of a new Fire Rescue Headquarters building	FY27-30			
EOC Replacements	Center work station renovation, chairs, and painting of interior hallway, dispatch kitchen, office, and counter top.	FY25 COMPLETE			
Security Access Upgrades	Replacement of door access control systems at all Fire Rescue locations.	FY25 COMPLETE			
Jonesville Horse Barn	Renovation of existing stables and home near pond, demolition of home behind stables, and miscellaneous site improvements	FY26	Priority		
Mitchellville Freedom Park Improvements	Construction of drive and parking improvements to add dedicated parking, install site electrical to support events, and installation of a playground.	FY25 CARRY FORWARD	Priority		
Shelter Cove Facilities Improvements	Repairs, replacement, and general improvements to Shelter Cove facilities.	FY25 COMPLETE			
Jarvis Pump Station Roof Replacement	Replacement of existing roof.	FY25 COMPLETE			
Wild Wing Café Property Improvements	Preparation of building and site.	FY27-30			
Aunt Chilada Property Improvements	Demolition of recently acquired building, parking lot renovation and pocket park.	FY27-30			
Town Refuse & Recycling Management Improvements	Improvements and acquisition of equipment for refuse and recycling at Town facilities, parks, and beaches.	FY26	Priority		
Fire Radio Replacement	Replacement of radio communication equipment.	FY27-30			
TOTAL FACILITIES AND EQUIPMENT PROGRAM					
STORMWATER PROGRAM					
Stormwater Maintenance & Improvements	Stormwater maintenance and improvements, including easement acquisitions as needed	FY26	Priority		
Stormwater Maintenance Agreement Program	Stormwater maintenance reimbursements for active agreement partners.	FY26	Priority		
Lawton Pump Station Replacement	Replacement of pump (last of three pumps to be replaced since 2023).	FY25 COMPLETE			
Howell Tract Access Gate	Install a new automatic gate with secure access at Howell Tract laydown yard on Arrow Road.	FY25 COMPLETE			
25 Moonshell Road	Permitting & installation of pipe and inlet structures, and control structures to improve efficiency and reduce long-term maintenance costs along the existing Folly Field ditch between Moonshell Road and the Island Club including making improvements to the outfall connection to the Port Royal main channel.	FY25 CARRY FORWARD	Priority		
75 Helmsman Way Drainage Improvements	Replace existing pipes and replace with larger pipes at a higher elevation with backflow prevention devices to correct identified deficiencies (resilience project)	FY26	Priority		
Bryant Road Pond Restoration	Restoration of existing ponds and new pipe interconnection on property recently acquired by the Town to address drainage deficiencies	FY26	Priority		
Cordillo Courts Drainage Improvements	Installation of new drainage infrastructure including pipe, inlets and expansion of an existing detention basin	FY25 CARRY FORWARD	Priority		

**TOWN OF HILTON HEAD ISLAND
CAPITAL IMPROVEMENTS PROGRAM FY26-30
FY26 PRIORITIES**

PROJECTS	PROJECT SCOPE	STATUS	STAFF PRIORITY FY26	PC PRIORITY FY26	TC PRIORITY FY26
Gum Tree Road Improvements	Improvements to address various deficiencies along Gum Tree Road between Katie Miller Drive and Georgianna Drive, including regrading of ditches, installation of new inlets, new pipe and repairs along the outfall system.	FY26	Priority		
Jarvis Creek Outfall	Installation of flap gates on the outfall end of two 84-inch diameter concrete pipes that discharge stormwater from the Jarvis Creek Pump Station outfall system; necessary to improve operation and effectiveness of the pump station during extreme events by mitigating the impacts of tidal storm surge on the system. (resilience project)	FY26	Priority		
Jarvis Creek Pump Station - Pump Replacements	Procure and install new pumps (4 total, 1 replaced per year)	FY26	Priority		
Main Street Drainage Improvements	Improvements based on 2019 assessment completed by SWU.	FY25 CARRY FORWARD	Priority		
Old Woodlands-26 Indian Trail Improvements	Improvements along the back lot line of three residential properties to address a chronic drainage issue	FY26	Priority		
Palmetto Hall Outfall Improvements	Addition of hydraulic capacity at the system outfall and addition of backflow prevention devices.	FY26	Priority		
Water Level Monitoring	Installation of remote monitoring devices to facilitate disaster preparation, pond management, and dynamic model calibration efforts.	FY26	Priority		
Weather Monitoring	Installation of weather stations in various locations to provide essential data during extreme weather events and to calibrate dynamic hydraulic models	FY26	Priority		
Wexford Debris System Design	Overhaul including 2 new pumps, new controls, debris screens, new genset, new conduit, new SCADA monitoring system, and new control building	FY26	Priority		
Ashmore Channel Resilience/278 Backflow Prevention Port Royal	Install flap gates on each of two large diameter pipes to protect Port Royal and adjacent upstream properties during extreme weather events (resilience project)	FY27-30			
Gum Tree Channel Capacity Improvements at Chinaberry Crossina	Channel and road crossing improvements to address identified system deficiencies	FY26	Priority		
24 Pope Avenue Outfall to Shipyard	Design and install drainage infrastructure to correct an identified deficiency impacting drainage on Pope Avenue.	FY27-30			
25 Dunnagans Alley Parking Lot Drainage Improvements.	Installation of an inlet and a pipe to drain a Town-owned parking lot	FY27-30			
Airport Outfall Ditch Relocation	Relocation of primary system ditch that drains Palmetto Headlands and the airport to accommodate future development on a Town-owned parcel at the end of Summit Drive	FY27-30			
Arrow Road Laydown Yard Improvements	Adding rock to reduce tracking of sediment onto Arrow Road	FY26	Priority		
Arrow Road Outfall at Greenery	Relocate a primary system outfall pipe that drains portions of Arrow Road, Palmetto Bay Road, and Archer Road to address an identified deficiency.	FY27-30			
Burkes Beach Area Drainage Improvements	Design and install drainage infrastructure to correct several identified deficiencies on Burkes Beach Road, Beach Front Lane, Barrier Beach Cove, and Sandy Beach Trail.	FY27-30			
Gardner Channel Capacity Improvements at 278	Excavate a primary system channel to restore conveyance capacity.	FY27-30			
Marshland Road Pathway Drainage Issues	Implement various improvements along the Town-owned pathway to address identified deficiencies.	FY27-30			
Muddy Creek South Outfall	Outfall ditch capacity improvements to protect the Muddy Creek Neighborhood (easements required)	FY27-30			
North Forest Beach Pipe Replacements	Replacement of perforated pipe along 9 streets in North Forest Beach to restore and improve functionality of Town-owned systems along private roads with in Town easements	FY27-30			
Shipyard Pump Station Overhaul	Overhaul of a critical pump station including replacement of electronic controls, generator, and pumps	FY27-30			
Squire Pope Outfalls-Backflow Prevention (2)	Add flap gates at the end of two primary system outfalls to improve hydraulic functionality (resilience project)	FY27-30			
The Links at Port Royal Improvements	Drainage system capacity improvements to protect Port Royal, Folly Field, Island Club, Islanders Beach Park, and residential properties along Wimbledon Court	FY27-30			
Woodlake Villas/Mathews Dr Outfall Imp.	Design and implement drainage system improvements to correct identified deficiencies and mitigate flooding potential in Woodlake Villas	FY27-30			
Woodward Ave Pipe Rehabilitation	Line or replace a primary system pipe to address an identified deficiency	FY27-30			
Arrow Road Powerline Channel Excavation - Capacity Improvements	Excavate a primary system channel to restore conveyance capacity.	FY27-30			
TOTAL STORMWATER PROGRAM					

FLEET PROGRAM

Staff Vehicle Replacement	Replace staff vehicles that have reached their 120,000 mile / 12 year mark (FY26 - 2 vehicles).	FY26	Priority		
Engine/Pumper Replacement/Quint Company Replacement	Replacement of fire response vehicles.	FY25 COMPLETE			
Support Vehicle Replacement	Replacement of service trucks and specialty support vehicles and equipment.	FY27-30			
Ladder Truck Replacement	Ladder Truck Replacement - (2) Tillers order and currently in 36 month build.	FY27-30			
Specialty Vehicles	Replacement of Specialty vehicles.	FY27-30			
Battalion 1 Replacement	Replacement of Battalion 1 vehicle.	FY27-30			
Medic Unit Replacement	Replacement of Medic Units (10-year cycle).	FY27-30			

TOWN OF HILTON HEAD ISLAND
CAPITAL IMPROVEMENTS PROGRAM FY26-30
FY26 PRIORITIES

PROJECTS	PROJECT SCOPE	STATUS	STAFF PRIORITY FY26	PC PRIORITY FY26	TC PRIORITY FY26
Public Safety Boat	New boat.	FY25 COMPLETE			
TOTAL FLEET PROGRAM					
LAND ACQUISITION & ADMINISTRATION					
Land Acquisition Administration		FY26	Priority		
TOTAL LAND ACQUISITION & ADMINISTRATION					

	TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT	
One Town Center Court, Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908

**STAFF REPORT
PUBLIC PROJECT REVIEW**

Case #	Project Name	Public Hearing Date
PPR-000119-2025	Hilton Head Park (Old Schoolhouse Park) Restroom Facility	March 19, 2025

Project Location	Applicant
150 & 152 William Hilton Parkway Hilton Head Island, SC 29926 Parcel R511 007 000 0247 0000 & R511 007 000 0070 0000	Town of Hilton Head Island 1 Town Center Court Hilton Head Island, SC 29928

Application Summary
PPR-000119-2025: Public Hearing request from the Town of Hilton Head Island for Public Project Review for a new restroom facility at Old Schoolhouse Park. The affected parcels are Beaufort County Tax Map Parcel number R511 007 000 0247 0000 and R511 007 000 0070 0000, located at 150 and 152 William Hilton Parkway.

Staff Recommendation
Staff recommends the Planning Commission find this application to be consistent with the Town's Comprehensive Plan (Our Plan) for location, character, and extent based on those Findings of Fact and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background
Parks and Recreation is one of the Major Core Values under the Town's Our Plan. Under the Parks and Recreation Core Value, there are 8 Major Goals, one of them being to provide best-in-class recreation facilities and programs in the Island's public parks, and another being to promote multi-dimensional inclusion and access for all parks, facilities, and recreation programming. Hilton Head Park (Old Schoolhouse Park) sees significant use by the public on a daily basis, particularly at the pickleball courts, providing paved handicapped parking, a sidewalk, and fixed toilet facilities with running water will contribute to the Town's Comprehensive Plan goals of providing best-in-class parks and recreation facilities, and accessible facilities and routes at the Town's parks.

Description of Project
The proposed project will add a small restroom facility with a storage room and covered porch. The proposed project also includes paved handicapped parking and a sidewalk to the pickleball courts at Hilton Head Park (Old Schoolhouse Park). The park currently has no toilet facilities and is served by a single portable toilet that must be serviced and pumped out on a regular basis, and there are no hand

washing facilities. The parking area is currently entirely gravel with no handicapped parking spaces and access to the pickleballs courts is across a grassy field, making handicapped access to the facilities challenging.

The proposed building will closely emulate a similar facility the Town has constructed at the Cordillo Tennis Courts facility on Cordillo Parkway, and will be designed to be of Island Lowcountry nature to fit into the surrounding neighborhood and the Island as a whole. Proposed exterior finishes will include tabby stucco base at the walls with fiber cement lap siding above, a standing seam metal roof, painted exposed rafters, and painted hollow metal doors and frames.

All existing elements on the site will remain largely as-is. The open field space, basketball court and pickleball courts will remain. The gravel parking area will be modified to incorporate a paved handicapped parking space and a concrete sidewalk will be added from the handicapped parking space to the existing sidewalk enveloping the pickleball courts. The new toilet building will directly abut the existing concrete sidewalk at the pickleball courts in what is currently grassy area. No existing trees will be impacted.

Location, Character, and Extent

Per Land Management Ordinance Section 16-2-103.Q.4, Public Project Review Standards, in determining whether or not a proposed public project is compatible with the Comprehensive Plan, the Planning Commission shall consider whether the location, character, and extent of the proposed development is consistent with, or conflicts with, the plan's goals and implementation strategies.

Summary of Facts and Conclusions of Law

Findings of Fact:

1. LMO Appendix D-24, Application Deadlines, requires applications before the Planning Commission to be submitted to the LMO Official 30 calendar days prior to the meeting. The applicant submitted the application for this project on February 5th, 2025.
2. LMO Section 16-2-102.E.1, Hearing Scheduling, states that when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specialty called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the March 19th, 2025, Planning Commission meeting, which is a regularly scheduled meeting of the Commission.
3. LMO Section 16-2-102.E.2, Hearing Notice, requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the March 19th, 2025, public hearing was published in the Island Packet on March 2nd, 2025, which is 17 calendar days before the hearing date.
4. LMO Section 16-2-102.E.2, Hearing Notice, requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land directly contiguous to the proposed project no less than 15 calendar days before the hearing date. The applicant mailed notices of the March 19th, 2025, public hearing by first-class mail to such owner(s) of the land on February 26th, which is 21 calendar days before the hearing date.

Conclusions of Law:

1. The application was submitted 42 calendar days prior to the meeting date, in compliance with LMO Appendix D-24.
2. The LMO Official scheduled the public hearing on the application for the March 19th, 2024,

- Planning Commission meeting, in compliance with LMO Section 16-2-102.E.1.
3. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO Section 16-2-102.E.2.
 4. The applicant mailed notices of the public hearing to owner(s) of land directly contiguous to the proposed project 21 calendar days before the hearing date, in compliance with LMO Section 16-2-102.E.2.

Summary of Facts and Conclusions of Law

Findings of Fact:

The adopted Comprehensive Plan addresses the location, character, and extent of this project in the following sections.

Parks & Recreation - Community Theme

Strategies & Tactics - Best-in-Class

- 2.1: Continue to provide high quality park furnishings and amenities.

Parks & Recreation - Community Theme

Strategies & Tactics – Accessibility

- 8.2: Continue to evaluate the need to update and/or provide opportunities to improve accessible routes and features at parks and facilities, and for special events or recreation programming.

Parks & Recreation - Recommendations & Action Items

Final Recommendations – Parks, Existing & Proposed - Hilton Head Park (Old Schoolhouse Park)

- 1.6.2: Add ADA accessible pathways connecting the parking area to park amenities.

Infrastructure - Core Value

Strategies & Tactics

- 5.1.2: Evaluate existing Town facilities and identify opportunities for redevelopment or new construction to provide best-in-class facilities across the Town government.
- 5.2: Ensure the Town continues to provide best-in-class services and facilities that meet or exceed the expectations of its residents and visitors.

Diversity – Core Value

- 5.2 aims to ensure that local businesses and other public spaces can accommodate the ease of mobility for citizens with physical disabilities by complying with the ADA

Conclusions of Law:

The Comprehensive Plan supports the **location** of the proposed project.

- Our Plan's Strategies and Tactics for Diversity, Infrastructure and Parks and Recreation aim to ensure that local businesses and other public spaces can accommodate the ease of mobility for citizens with physical disabilities by complying with the ADA. The proposed project will add ADA accessible pathways connecting the parking area to park amenities, in compliance with the Recommendations & Action Items for Hilton Head Park (Old Schoolhouse Park) for Parks & Recreation.

The Comprehensive Plan supports the **character** of the proposed project.

- Our Plan's Strategies and Tactics for Diversity Infrastructure and Parks and Recreation aim to

improve accessible routes and features at the park, and provide high quality park furnishings and amenities, which is included by the proposed project.

The Comprehensive Plan supports the **extent** of the proposed project.

- Our Plan’s Strategies and Tactics for Diversity Infrastructure and Parks and Recreation aim to evaluate existing Town facilities and identify opportunities for redevelopment or new construction to provide best-in-class facilities that meet or exceed the expectations of its residents and visitors, which is proposed by this project.

LMO Official Determination

The LMO Official determines this application is **compatible with the Comprehensive Plan** for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion

Per LMO Section 16-2-103.Q.4, Public Project Review Standards, the Planning Commission’s role is to determine whether the application is compatible or is not compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

MPL
Melissa Paul-Leto, Principal Planner

March 10, 2025
DATE

REVIEWED BY:

SF
Shea Farrar, Principal Planner and Board Coordinator

March 10, 2025
DATE

TL
Trey Lowe, Development Services Program Manager

March 10, 2025
DATE

ATTACHMENTS:

- A) Location Map
- B) Applicant Narrative
- C) Plans



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-4600

Project - map.mxd

Town of Hilton Head Island

Location Map

February 26, 2025

Attachment A



The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses or damages caused by its use.

February 3, 2025

Community Development Staff
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Subject: Old Schoolhouse Park Toilet Facility – Public Project Review Submittal

Project Narrative

Need for the Project:

The Town's Old Schoolhouse Park located at 152 William Hilton Parkway is a benefit to the community, providing open field space, a basketball court, six pickleball courts, and a gravel parking area serving the park. The park currently has no toilet facilities and is served by a single portable toilet that must be serviced and pumped out on a regular basis. There are no hand washing facilities. The parking area is currently entirely gravel with no handicapped parking spaces and access to the pickleball courts is across a grassy field, making handicapped access to the facilities challenging. The park sees significant use by the public on a daily basis, particularly at the pickleball courts. Providing fixed toilet facilities with running water will contribute to the Town's Comprehensive Plan goal of providing best-in-class parks and recreation. Providing paved handicapped parking and a sidewalk to the pickleball courts and planned toilet building will also contribute to the Town's Comprehensive Plan goal of providing accessible facilities and routes at its parks.

Character of the Proposed Development:

There are currently no built structures on the park site. Adjacent uses are residential and light commercial in nature and the property directly abuts William Hilton Parkway. The proposed building will closely emulate a similar facility the Town has constructed at the Cordillo Tennis Courts facility on Cordillo Parkway. The building will be small and will include one single user toilet room, a storage room, and a covered porch area. It will be designed to be of Island Lowcountry nature to fit into the surrounding neighborhood and the Island as a whole. Exterior finishes will include tabby stucco base at the walls with fiber cement lap siding above, a standing seam metal roof, painted exposed rafters, and painted hollow metal doors and frames.

General Nature of the Proposed Development:

All existing elements on the site will remain largely as-is. The open field space, basketball court and pickleball courts will remain. The gravel parking area will be modified to incorporate a paved handicapped parking space and a concrete sidewalk will be added from the handicapped parking space to the existing sidewalk enveloping the pickleball courts. The new toilet building will directly abut the existing concrete

sidewalk at the pickleball courts in what is currently grassy area. No existing trees will be impacted.

Beaufort County Tax Map & Other Info

Address: 150 & 152 William Hilton Parkway

Parcel Numbers: R511 007 000 0247 0000 and R511 007 000 0070 0000

Flood Zones: AE, X and X-Shaded

Note: Building will be located solely within X and/or X-Shaded zone(s)

Site Area: 6.599 acres

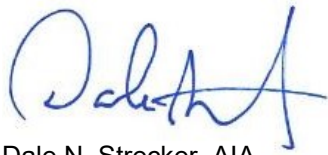
Zoning District: PR – Parks and Recreation

Overlay Zoning District: Corridor Overlay District

OCRM Critical Line on Site: Yes – see Consolidation Plat

Kind regards,

Hord Coplan Macht



Dale N. Strecker, AIA

Project Manager

cc: Neal Eike, Town of Hilton Head Island

Old Schoolhouse Park Site - Town Vicinity Map



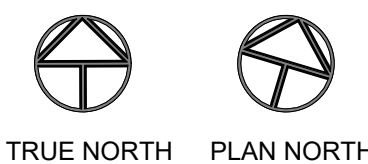
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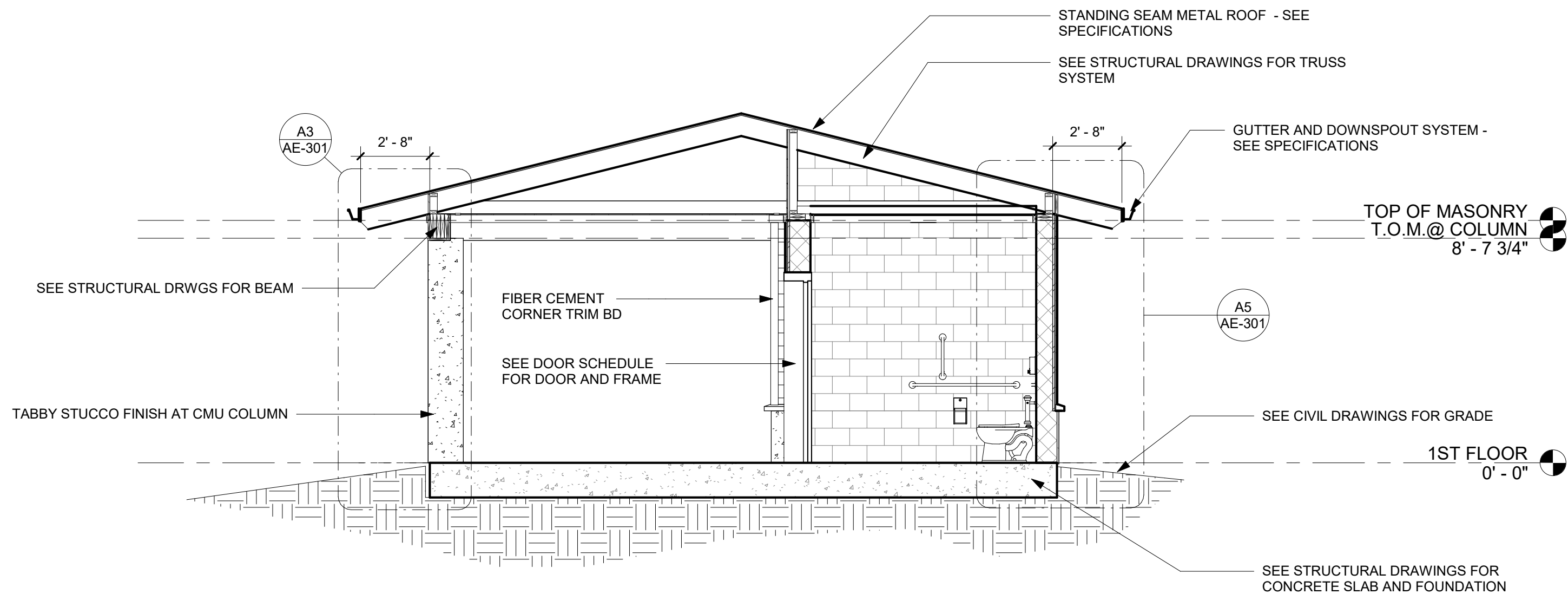
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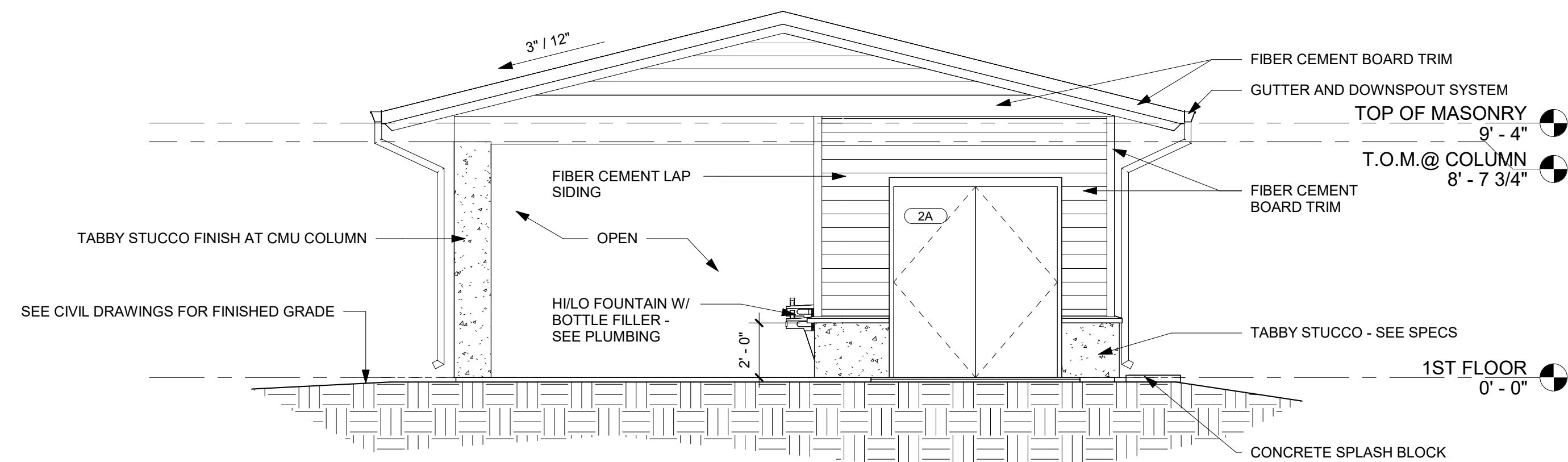
A

11/14/2024 1:10:09 PM



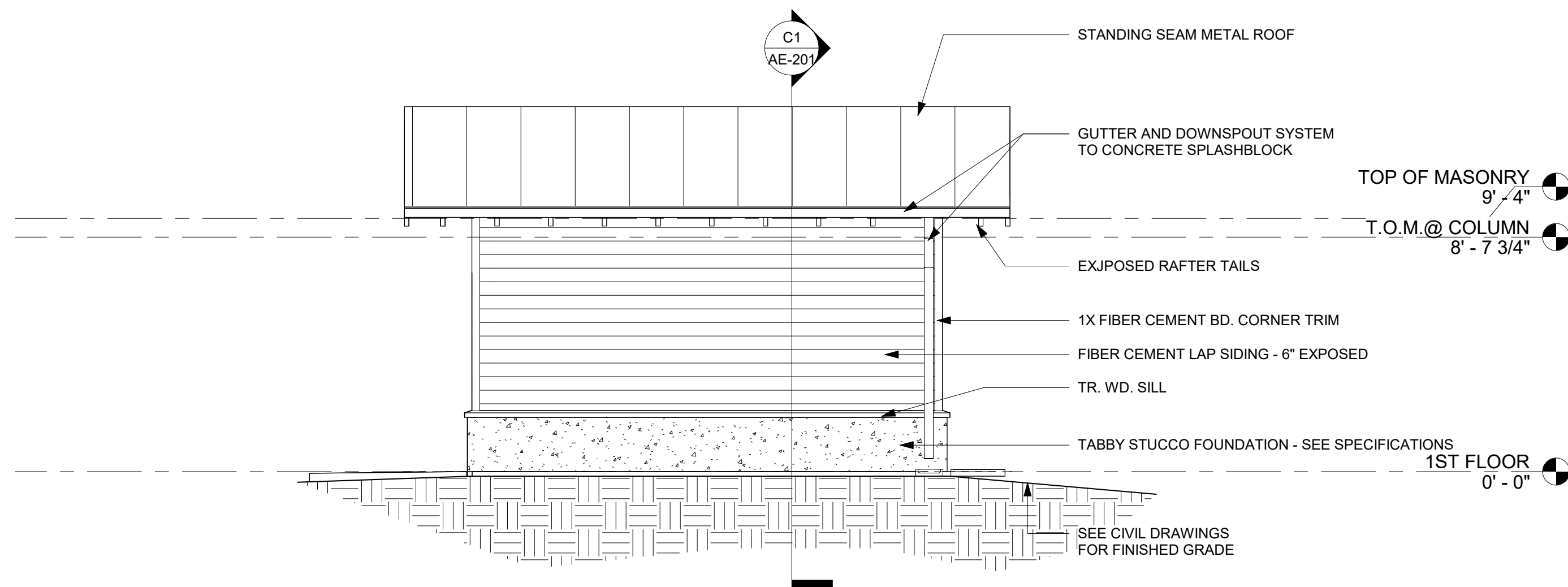
C1 BUILDING SECTION

SCALE: 1/4" = 1'-0"



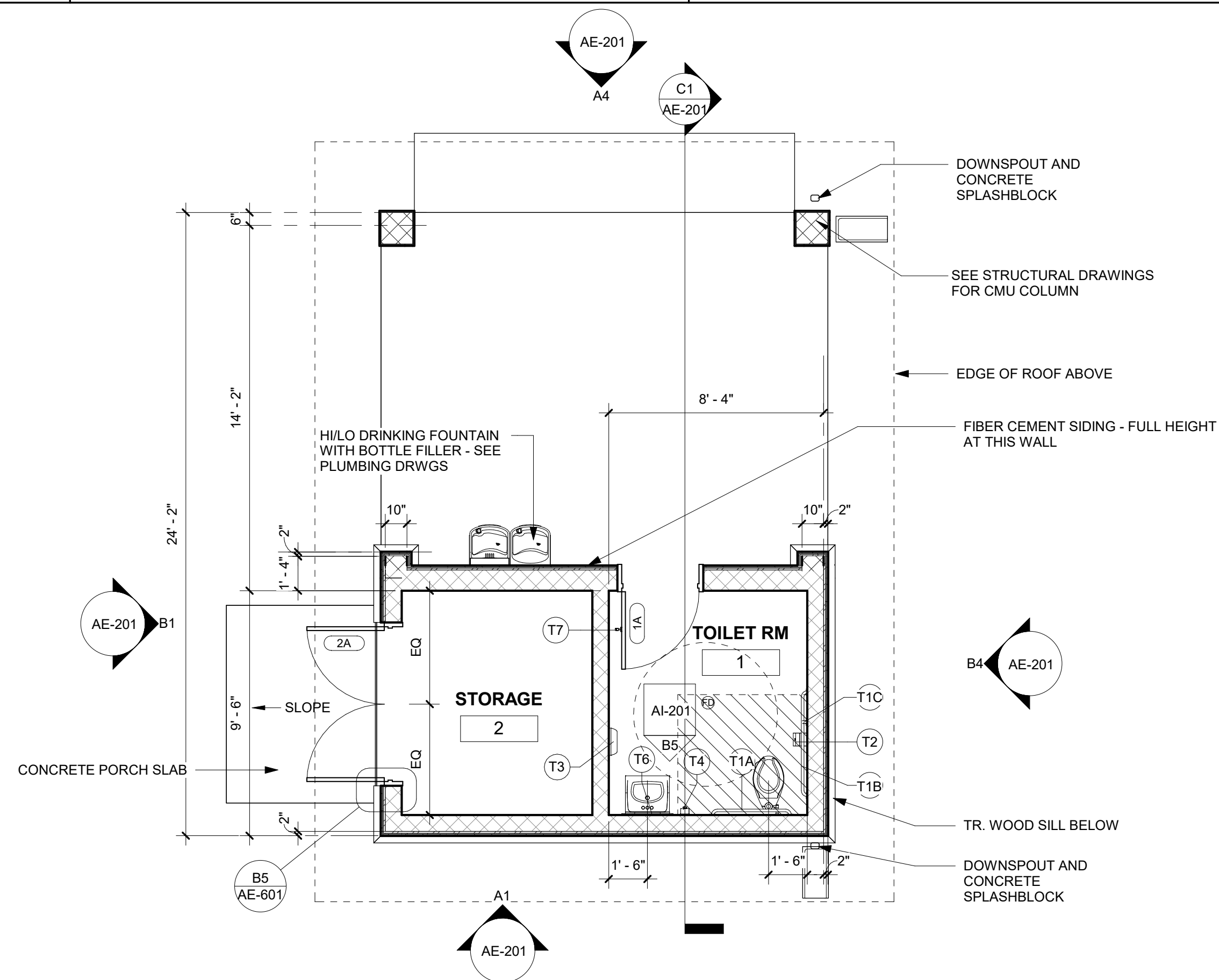
B1 EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



A1 NORTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

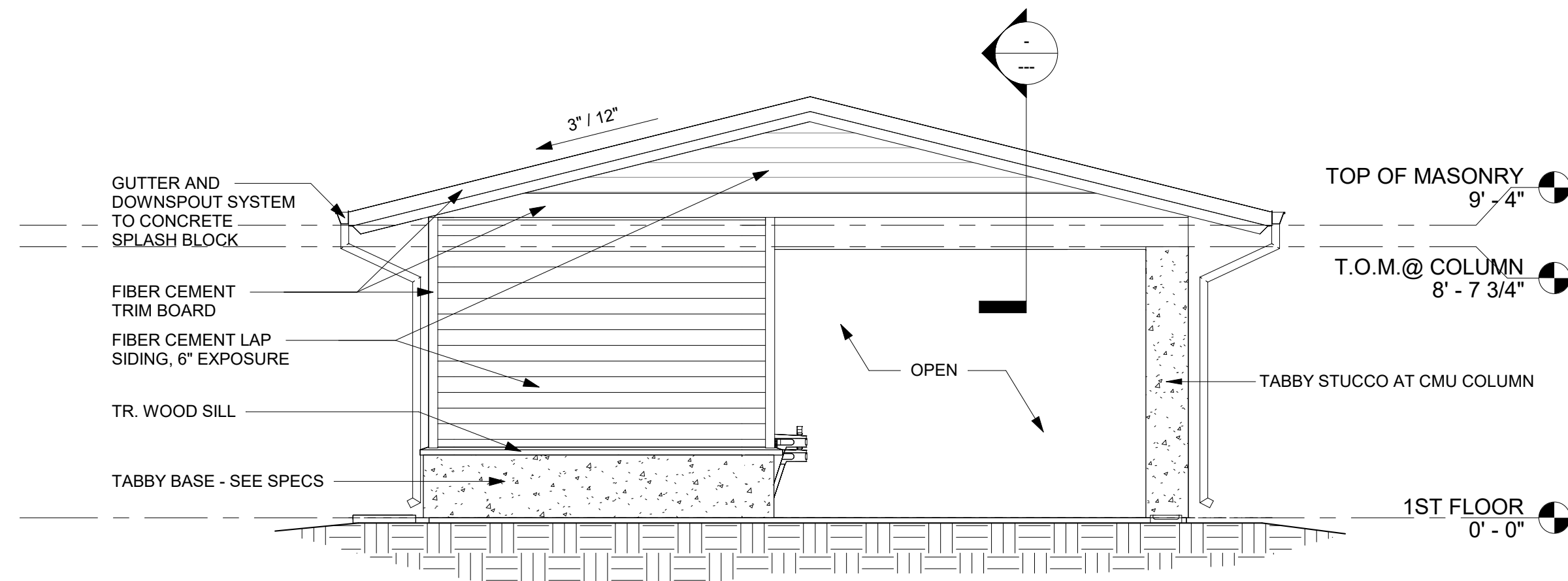


C4 FLOOR PLAN

SCALE: 1/4" = 1'-0"

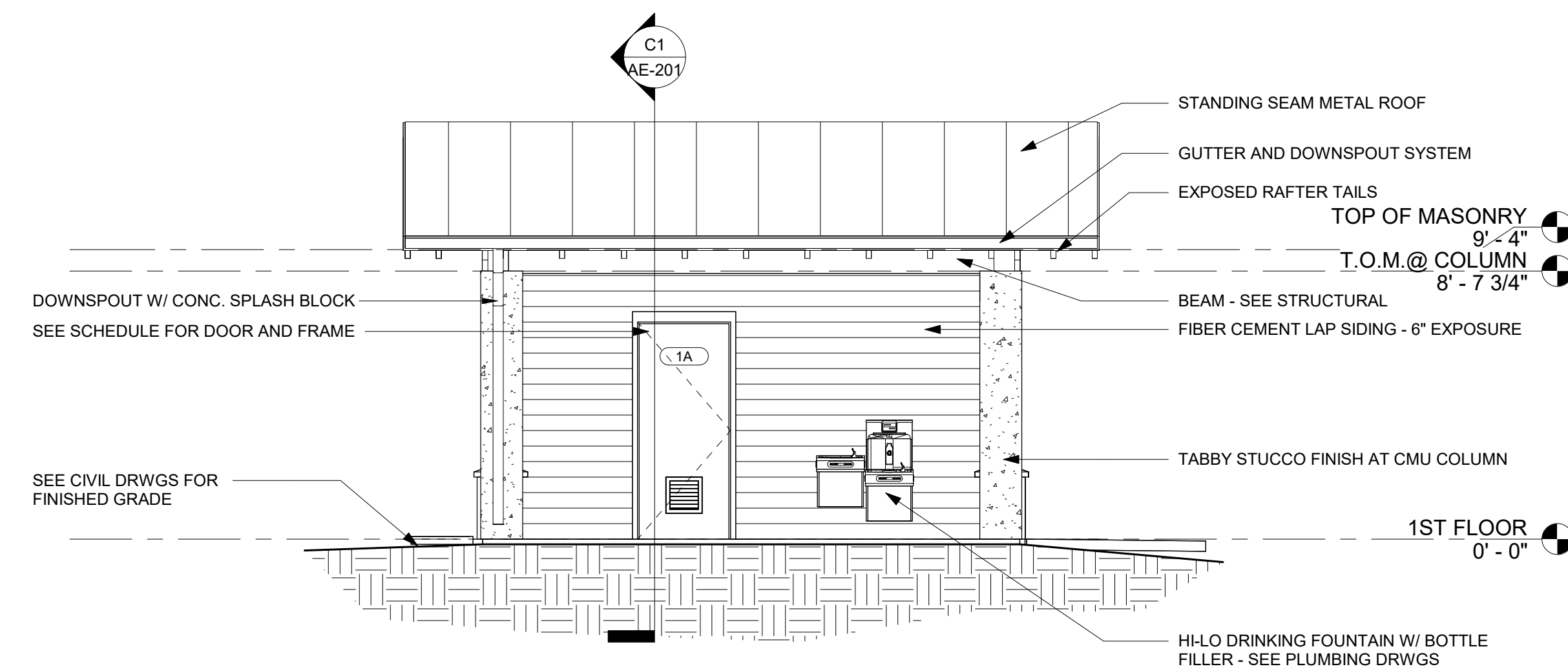


TRUE NORTH PLAN NORTH



B4 WEST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



A4 SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

ARCHITECT

HORD COPLAN MACHT
10 PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, SC 29928
843.785.2199

Town of Hilton Head Island Old Schoolhouse Park Toilet Facility

152 William Hilton Parkway
Hilton Head Island, South Carolina, 29926

hord coplan macht

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

Δ	DATE	DESCRIPTION
	01/15/2024	Town Public Project Review Submittal

Project Number: 224253.00

Drawn By: mjr

Checked By: 07/07/20

Drawing

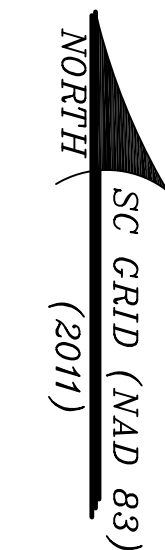
BUILDING ELEVATIONS
& SECTIONS

AE-201

NOT FOR CONSTRUCTION

Issue Date
NOVEMBER 15, 2024

- REFERENCES
- | | |
|-------------|----------|
| 1. PB: 45 | PG: 67 |
| 2. DB: 2410 | PG: 2118 |
| 3. DB: 2410 | PG: 2126 |



ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

120 60 0 120 240

GRAPHIC SCALE(1"=120')

LEGEND

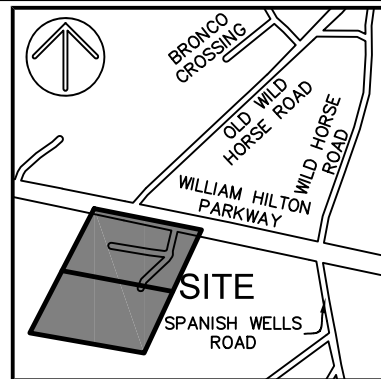
- ▲ CALC POINT – CORNER NOT SET
CMF ■ CONC. MONUMENT FOUND
PKF ● PK NAIL FOUND
RBF ● IRON REBAR FOUND
RBS ○ 5/8" IRON REBAR SET W/CAP
RWMF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
OCRM OCEAN AND COASTAL RESOURCE MANAGEMENT
PIN PARCEL IDENTIFICATION NUMBER
MARSH MARSH

NOTES

1. SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

NOTES

2. THESE PARCELS APPEAR TO LIE IN MULTIPLE FLOOD ZONES, X, X(0.2% CHANCE), & AE(ELEV. 9'), COMMUNITY 450250, DUAL MAP NUMBERS 45013C0434G & 45013C0453G.
3. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
4. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
5. ALL LINETAGS ARE IN SEQUENTIAL ORDER CLOCKWISE.
6. ALL IMPROVEMENTS TO PROPERTIES NOT SHOWN ON THIS SURVEY.
7. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
8. OCRM CRITICAL LINE SIGNED OFF BY DHEC ON 5-15-2023.



VICINITY MAP NOT TO SCALE

PREPARED FOR:
THE TOWN OF HILTON HEAD

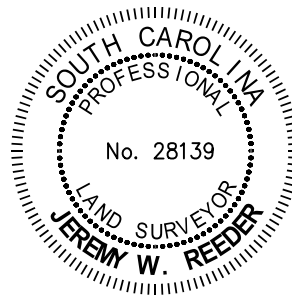
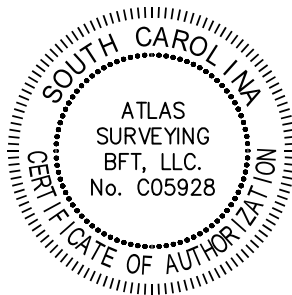
A CONSOLIDATION PLAT OF

#152 & #150 WILLIAM
HILTON PARKWAY

TAX PARCEL Nos.
R511 007 000 0070 0000 &
R511 007 000 0247 0000

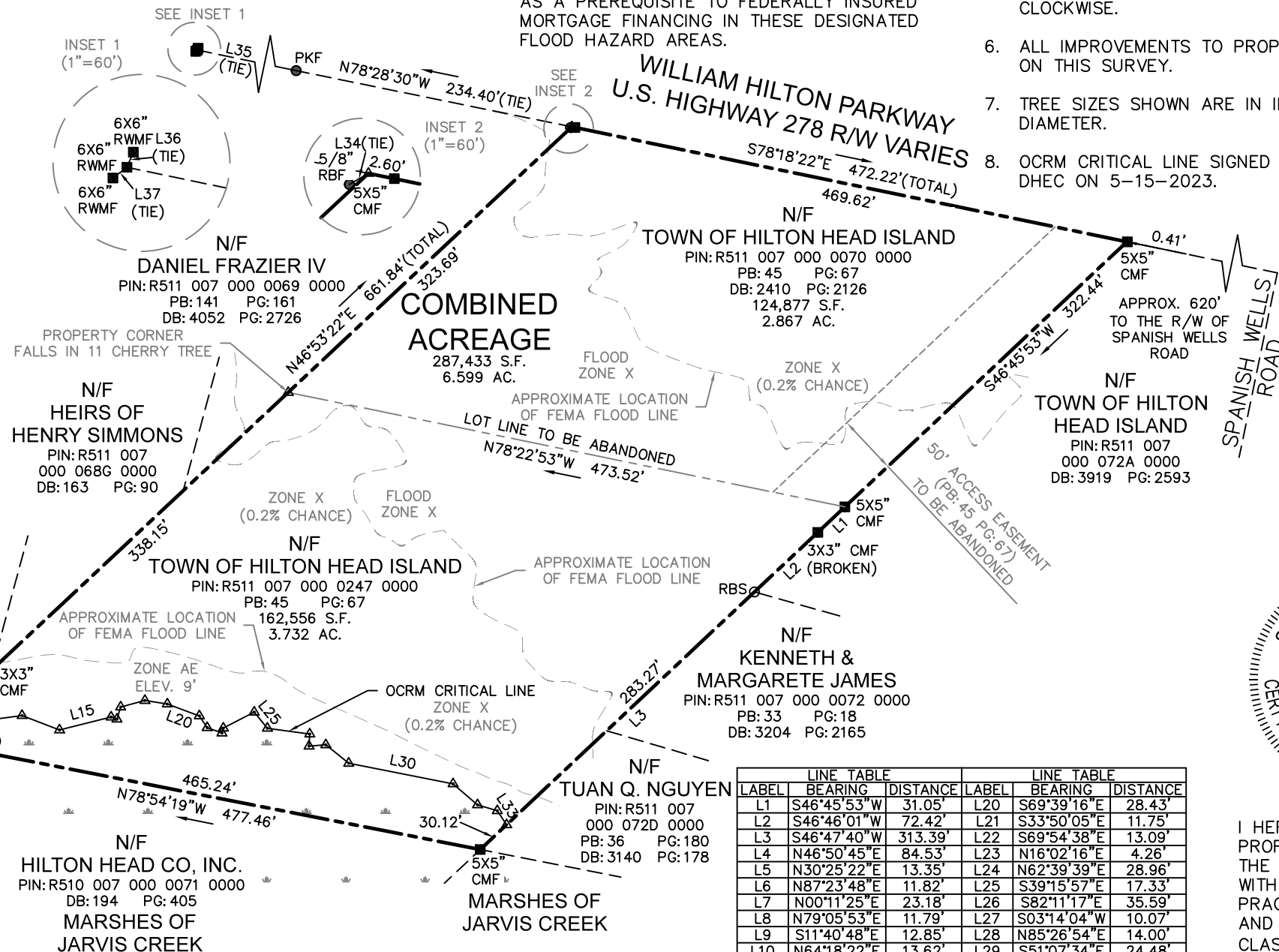
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: TMH
FIELD CHECK: JWR
DRAWN BY: DTJ
FIELD DATE: 08-22-2024
PLAT DATE: 12-18-2024
SCALE: 1"=120'
PROJECT No.: BFT-23037
FILE: BFT-23037-RECOM-1.DWG



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



LINE TABLE			LINE TABLE		
LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
L1	S46°45'53"W	31.05'	L20	S69°39'16"E	28.43'
L2	S46°46'01"W	72.42'	L21	S33°50'05"E	11.75'
L3	S46°47'40"W	313.39'	L22	S69°54'38"E	13.09'
L4	N46°50'45"E	84.53'	L23	N16°02'16"E	4.26'
L5	N30°25'22"E	13.35'	L24	N62°39'39"E	28.96'
L6	N87°23'48"E	11.82'	L25	S39°15'57"E	17.33'
L7	N00°11'25"E	23.18'	L26	S82°11'17"E	35.59'
L8	N79°05'53"E	11.79'	L27	S03°14'04"W	10.07'
L9	S11°40'48"E	12.85'	L28	N85°26'54"E	14.00'
L10	N64°18'22"E	13.62'	L29	S51°07'34"E	24.48'
L11	S16°11'24"E	9.84'	L30	S78°50'37"E	88.64'
L12	S57°12'22"E	4.40'	L31	S49°25'03"E	26.89'
L13	N82°16'11"E	23.51'	L32	S73°19'57"E	17.16'
L14	S68°54'52"E	33.46'	L33	S33°28'11"E	14.02'
L15	N75°56'41"E	44.28'	L34	S59°48'15"W	1.20'
L16	S70°46'17"E	5.16'	L35	N78°13'04"W	208.24'
L17	N17°16'20"E	10.50'	L36	N22°53'50"E	1.70'
L18	N74°46'14"E	20.91'	L37	S52°27'11"W	1.84'
L19	S80°54'30"E	18.93'			



TOWN OF HILTON HEAD ISLAND

Staff Report Memo

TO: Planning Commission
FROM: Trey Lowe, *Development Services Manager*
VIA: Missy Luick, *Director of Planning*
DATE: March 19, 2025
SUBJECT: Development Plan Review

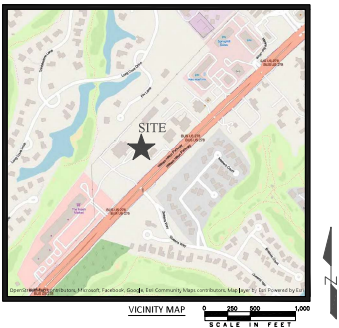
Town Staff continuously looks for ways to improve its processes. One recent change implemented by Staff for the Development Review Program is to require all Development Plan Review applications for new commercial development and Major Subdivision applications to be shared with the Planning Commission. The applications will be presented by Staff for information purposes only. This will provide a way for the Planning Commission and the general public to be made aware of all new development being proposed on Hilton Head Island.

There is one new Development Plan Review application ready to be shared with the Planning Commission – DPR-001470-2024 – 862 William Hilton Parkway, a development project that proposes to refurbish the facade and modify the rear elevation of the Beach Properties building at 862 William Hilton Parkway. Associated with this building work will be re-establishing sidewalks around the building, access to parking, as well as providing enclosure for storage racks and extensive plantings around building.

Attachment:

- A. DPR-001470-2024 - Site Plan
- B. DPR-001470-2024 - Narrative

Attachment A



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED TO THE PUBLIC. I ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED AND FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT AND I HAVE REVIEWED THE PROJECT.

PERMIT PLANS FOR

862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, BEAUFORT COUNTY, SC

R550 011 000 0153 0000
EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL

862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

LATITUDE: 32° 10' 20" N
LONGITUDE: 80° 44' 11 W

HORIZONTAL DATUM IS BASED OFF
STATE PLANE COORDINATES NAD83.
VERTICAL DATUM IS NAVD88.

Sheet List Table	
Sheet No.	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS
4	DEMOLITION & SWPP PLAN
5	SWPPP DETAILS
6	SITE IMPROVEMENTS PLAN
7	GRADING PLAN
8	CIVIL DETAILS

DEVELOPER
TOWNEBANK
C/O HBA ARCHITECTURE & INTERIOR DESIGN, INC.
ONE COLUMBUS CENTER SUITE 1000
VIRGINIA BEACH, VA 23462
POINT OF CONTACT: STEVE MUNDEN, ASSOCIATE AIA
757.595.7640
STEVEN@HBAONLINE.COM

PROPERTY OWNER
TOWNEBANK
6001 HARBOUR VIEW BLVD
SUFFOLK, VA 23435



ENGINEER OF RECORD

NATHAN STURTE, P.E.
SC PER 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

SURVEYING CONSULTANTS
TERRY HATCHELL
R.L.S. NO. 11059
17 SHERINGTON DRIVE, STE C
BLUFFTON, SC 29910
843.815.3304

PREPARED FOR:

TOWNEBANK

PROJECT:

862 WILLIAM HILTON PKWY
R550 011 000 0153 0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



1 01/18/25 TOWN COMMENT RESPONSES

1 12/15/24 TOWN COMMENT RESPONSES

REV # DATE DESCRIPTION

08/02/2023

TITLE SHEET

1

[illegible]

SYMBOLS LIST	
SYMBOLS	DESCRIPTION
&	AND
@	AT
*	ASTERISK
L	ANGLE
°	DEGREES
'	MINUTES OR FEET
#	NUMBER OR POUNDS
%	PERCENT
	REASONS OR AMOUNT

SURVEYORS' LEGEND

[illegible]

PROPOSED SHERITT ANNEXE
PROPOSED STORM MARSHALL
PROPOSED STON
PROPOSED PZLL
PROPOSED ELECTRICAL BOY/RYAN/STONER/ANGL
PROPOSED 3RD ELEVATION
PROPOSED CONTROLS
PROPOSED DIRT PILE
PROPOSED FIRE HYDRANT
PROPOSED WATER VAULT
PROPOSED WATER/SL/SEWER VALVE
SEE IT
KIND ABER
OFF BRIDGES
PROPOSED UNDERGROUND ELECTRICAL
PROPOSED OVERGROUND ELECTRICAL
PROPOSED WATER LINE
PROPOSED STORM DRAINAGE PIPE
PROPOSED UNDERGROUND COMMUNICATIONS
PROPOSED DIRT BANK
PROPOSED FORCE MAIN
PROPOSED WATER TOWER
PROPOSED FENCE
PROPOSED TIE LINE
PROPOSED PAVEMENT - ASPHALT
PROPOSED PAVEMENT - CONCRETE
PROPOSED PAVEMENT - GRAVEL
PROPOSED WATER METER

GENERAL NOTES:

- [illegible]

SCDHEC STANDARD NOTES:

- [illegible]

WATERSHED NOTES:

1. A RIGHT-OF-WAY PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING CONSTRUCTION ACTIVITIES IN THE RIGHT-OF-WAY.
2. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMDRAIN SYSTEM.
3. THE CONTRACTOR SHALL CONTACT SOUTH CAROLINA-BIT, "CALL BEFORE YOU DIG" SERVICE IN ORDER TO LOCATE UTILITIES PRIOR TO STARTING ANY EXCAVATION OR CONSTRUCTION.
4. SUBMISSION OF ONE SET OF THE AS-BUILT DRAWINGS SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF SOUTH CAROLINA WITHIN 21 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SITE, ALL BMPs, LAND COVERS, AND STORMWATER CONVEYANCES.

PROJECT DATA:

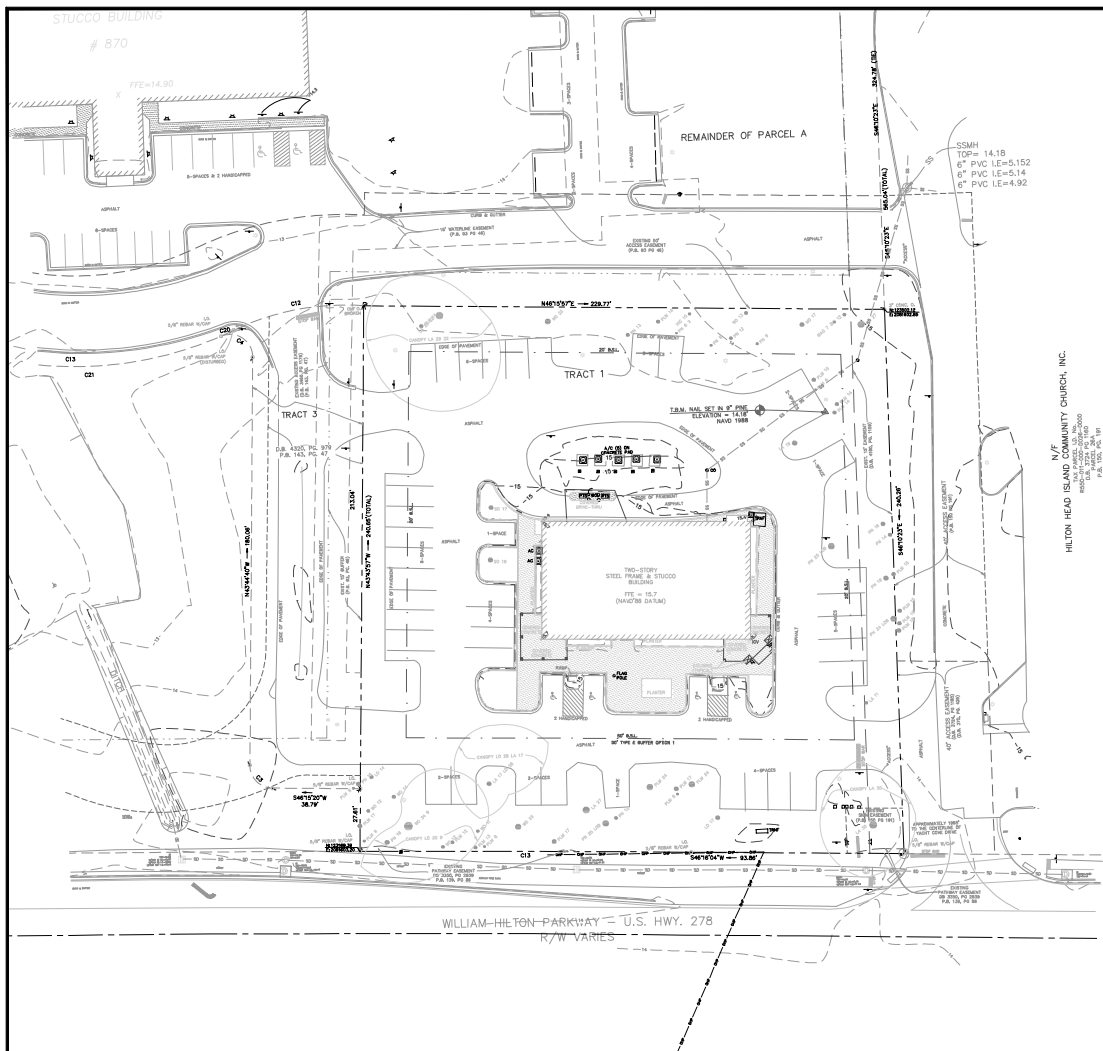
- | | |
|---------------------------------------|---|
| 1. TAX MAP & PARCEL NUMBER: | R550 011 000 0153 0000 |
| 2. SITE ADDRESS: | 8622 WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SC 29928 |
| 3. OWNER, DEVELOPER: | TOWNEBANK
6001 HARBOURVIEW BLVD
SUFFOLK, VA 23435 |
| 4. ZONING: | OK |
| 5. OVERLAY DISTRICT: | OTHER OFFICE USES |
| 6. EXISTING LAND USE: | OTHER OFFICE USES |
| 7. PROPOSED LAND USE: | 1.09 ACRES |
| 8. BROS SITE ACRES: | 1.29 ACRES |
| 9. NET SITE ACRES: | 1.29 NET ACRES |
| 10. ALLOWED TOTAL DENSITY: | 129.000 / SF |
| 11. EXISTING BUILDING SQUARE FOOTAGE: | 12,000 / SF |
| 12. PROPOSED BUILDING SQUARE FOOTAGE: | 12,000 / SF |
| 13. TOTAL SQUARE FOOTAGE: | 12,000 / SF |
| 14. MAXIMUM BUILDING HEIGHT ALLOWED: | 45' / 1 |
| 15. EXISTING BUILDING HEIGHT: | 45' / 1 |
| 16. MAXIMUM ALLOWED IMPERVIOUS AREA: | 40% X 56,411 SF = 23,847.5 SF |
| 17. CURRENT BUILDING AREA: | 12,000 SF |
| 18. PROPOSED IMPERVIOUS AREA: | 12,000 SF |
| 19. EXISTING PAVING: | 12,000 SF |
| 20. PROPOSED PAVING: | 12,000 SF |
| 21. EXISTING PARKING SPACES: | 42 SPACES |
| 22. PROPOSED PARKING SPACES: | 42 SPACES |
| 23. ACREAGE OF DISTURBED AREAS: | 0.00 ACRES |
| 24. RECEIVING STREAM: | LONG UNION INTERCONNECTED POND SYSTEM |
| 25. UPLAND STREAM: | ROAD CREEK |
| 26. FLOOD ZONE: | NO FLOOD ZONE "X" SHOWN ON FIRM MAP 45013004616, DATED 03/22/82 |
| 27. VERTICAL DATUM: | BROAD RD DATUM |
| 28. PLANNING DATE: | 10/01/00 |
| 29. PLANNING SCALE: | 1" = 40' SCALE |
| 30. PLANNING DRAWN BY: | DAVID C. BROWN |
| 31. PLANNING CHECKED BY: | DAVID C. BROWN |
| 32. PLANNING DATE: | 10/01/00 |
| 33. PLANNING SCALE: | 1" = 40' SCALE |
| 34. PLANNING DRAWN BY: | DAVID C. BROWN |
| 35. PLANNING CHECKED BY: | DAVID C. BROWN |
| 36. PLANNING DATE: | 10/01/00 |
| 37. PLANNING SCALE: | 1" = 40' SCALE |
| 38. PLANNING DRAWN BY: | DAVID C. BROWN |
| 39. PLANNING CHECKED BY: | DAVID C. BROWN |
| 40. PLANNING DATE: | 10/01/00 |
| 41. PLANNING SCALE: | 1" = 40' SCALE |
| 42. PLANNING DRAWN BY: | DAVID C. BROWN |
| 43. PLANNING CHECKED BY: | DAVID C. BROWN |
| 44. PLANNING DATE: | 10/01/00 |
| 45. PLANNING SCALE: | 1" = 40' SCALE |
| 46. PLANNING DRAWN BY: | DAVID C. BROWN |
| 47. PLANNING CHECKED BY: | DAVID C. BROWN |
| 48. PLANNING DATE: | 10/01/00 |
| 49. PLANNING SCALE: | 1" = 40' SCALE |
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| 51. PLANNING CHECKED BY: | DAVID C. BROWN |
| 52. PLANNING DATE: | 10/01/00 |
| 53. PLANNING SCALE: | 1" = 40' SCALE |
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| 55. PLANNING CHECKED BY: | DAVID C. BROWN |
| 56. PLANNING DATE: | 10/01/00 |
| 57. PLANNING SCALE: | 1" = 40' SCALE |
| 58. PLANNING DRAWN BY: | DAVID C. BROWN |
| 59. PLANNING CHECKED BY: | DAVID C. BROWN |
| 60. PLANNING DATE: | 10/01/00 |
| 61. PLANNING SCALE: | 1" = 40' SCALE |
| 62. PLANNING DRAWN BY: | DAVID C. BROWN |
| 63. PLANNING CHECKED BY: | DAVID C. BROWN |
| 64. PLANNING DATE: | 10/01/00 |
| 65. PLANNING SCALE: | 1" = 40' SCALE |
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| 67. PLANNING CHECKED BY: | DAVID C. BROWN |
| 68. PLANNING DATE: | 10/01/00 |
| 69. PLANNING SCALE: | 1" = 40' SCALE |
| 70. PLANNING DRAWN BY: | DAVID C. BROWN |
| 71. PLANNING CHECKED BY: | DAVID C. BROWN |
| 72. PLANNING DATE: | 10/01/00 |
| 73. PLANNING SCALE: | 1" = 40' SCALE |
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| 75. PLANNING CHECKED BY: | DAVID C. BROWN |
| 76. PLANNING DATE: | 10/01/00 |
| 77. PLANNING SCALE: | 1" = 40' SCALE |
| 78. PLANNING DRAWN BY: | DAVID C. BROWN |
| 79. PLANNING CHECKED BY: | DAVID C. BROWN |
| 80. PLANNING DATE: | 10/01/00 |
| 81. PLANNING SCALE: | 1" = 40' SCALE |
| 82. PLANNING DRAWN BY: | DAVID C. BROWN |
| 83. PLANNING CHECKED BY: | DAVID C. BROWN |
| 84. PLANNING DATE: | 10/01/00 |
| 85. PLANNING SCALE: | 1" = 40' SCALE |
| 86. PLANNING DRAWN BY: | DAVID C. BROWN |
| 87. PLANNING CHECKED BY: | DAVID C. BROWN |
| 88. PLANNING DATE: | 10/01/00 |
| 89. PLANNING SCALE: | 1" = 40' SCALE |
| 90. PLANNING DRAWN BY: | DAVID C. BROWN |
| 91. PLANNING CHECKED BY: | DAVID C. BROWN |
| 92. PLANNING DATE: | 10/01/00 |
| 93. PLANNING SCALE: | 1" = 40' SCALE |
| 94. PLANNING DRAWN BY: | DAVID C. BROWN |
| 95. PLANNING CHECKED BY: | DAVID C. BROWN |
| 96. PLANNING DATE: | 10/01/00 |
| 97. PLANNING SCALE: | 1" = 40' SCALE |
| 98. PLANNING DRAWN BY: | DAVID C. BROWN |
| 99. PLANNING CHECKED BY: | DAVID C. BROWN |
| 100. PLANNING DATE: | 10/01/00 |

UTILITIES
WATER AND SEWER
SOUTH ISLAND PUBLIC SERVICE DISTRICT
SERVICE CONTACT: 843-786-6224
REPORT OUTAGE: 843-786-6224

POWER
PALMETTO ELECTRIC
SERVICE CONTACT: 843-681-5551
REPORT OUTAGE: 866-445-5551

COMMUNICATION
HARRIS
SERVICE CONTACT: 843-379-9000
REPORT OUTAGE: 843-686-1138

[illegible]



- [illegible]

REFERENCE PLATS:

- [illegible]

PARTIAL ASBUILT, TREE, &
TOPOGRAPHIC SURVEY
OF

#862 WILLIAM HILTON PARKWAY

A PORTION OF
LONG COVE COMMERCIAL SUBDIVISION

SCALE: 1" = 40' DATE: 09/06/2024 JOB NO: SC96358C.1
REVISION DATE: 10/04/2024 ADD TREES

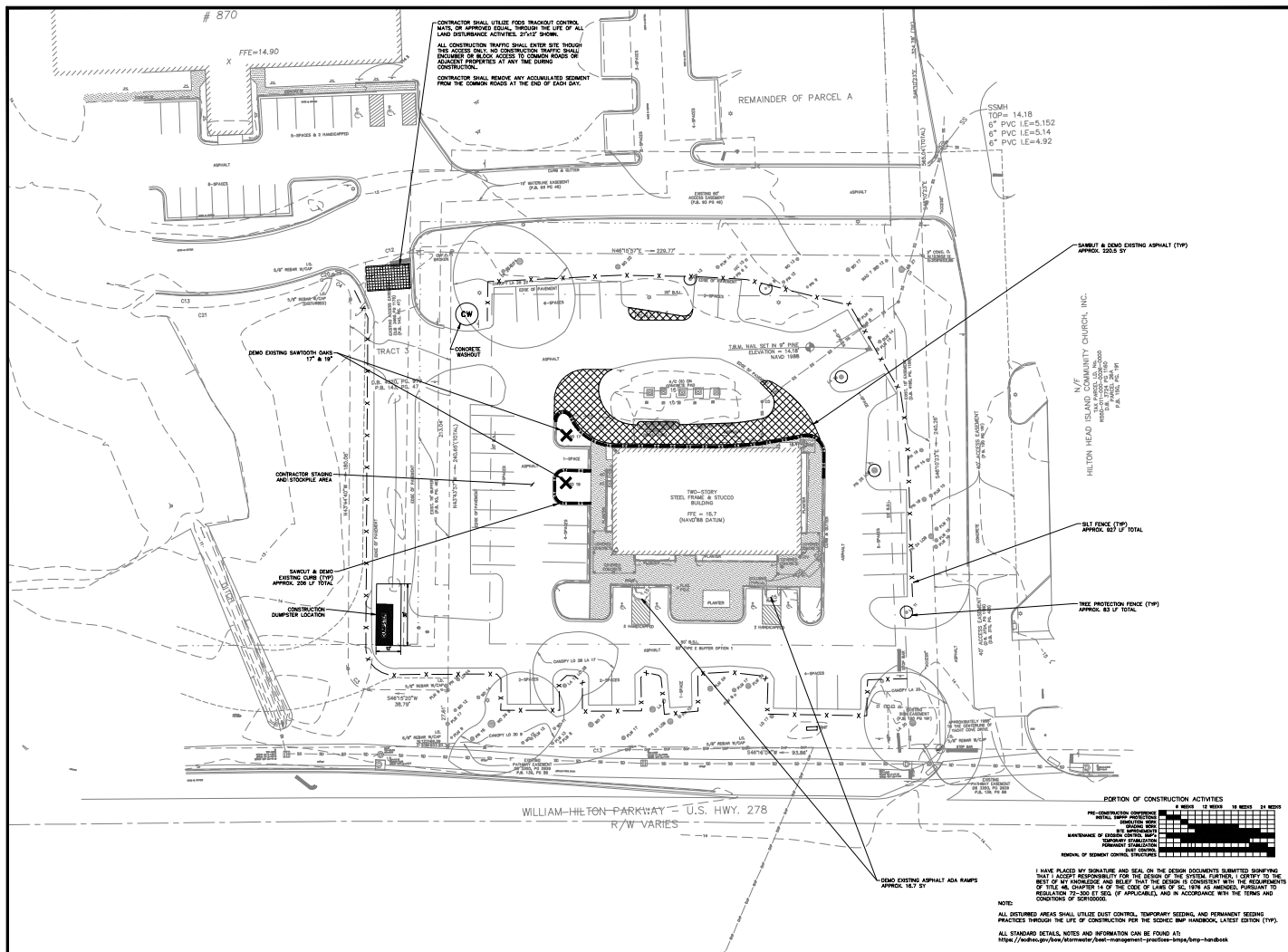


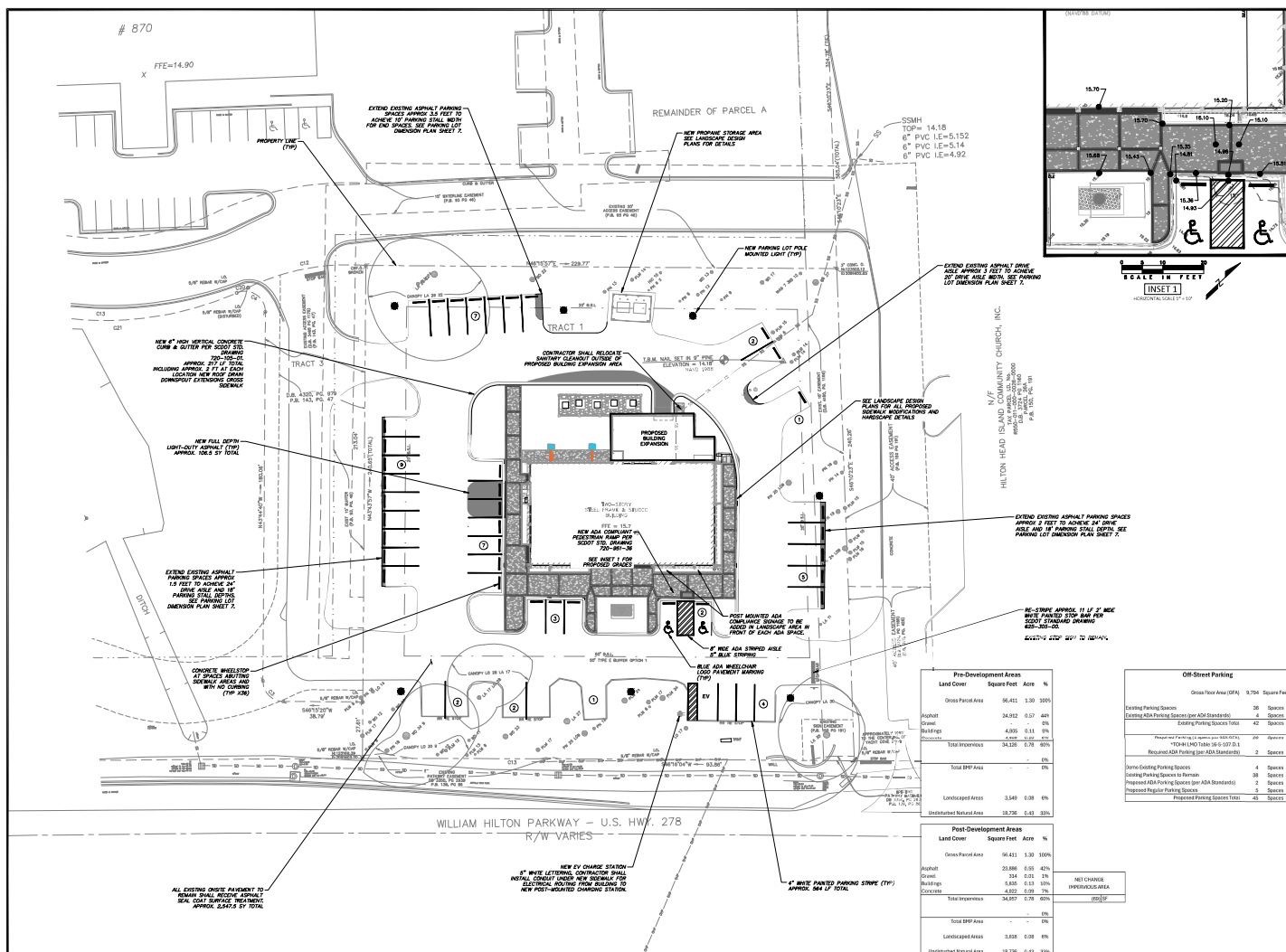
SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Haddon, NJ 08040
NJ Telephone: (609) 815-3304 FAX: (609) 815-3305
GA Telephone: (813) 828-2770

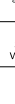
Email: HOWsurveyingConsultants.com

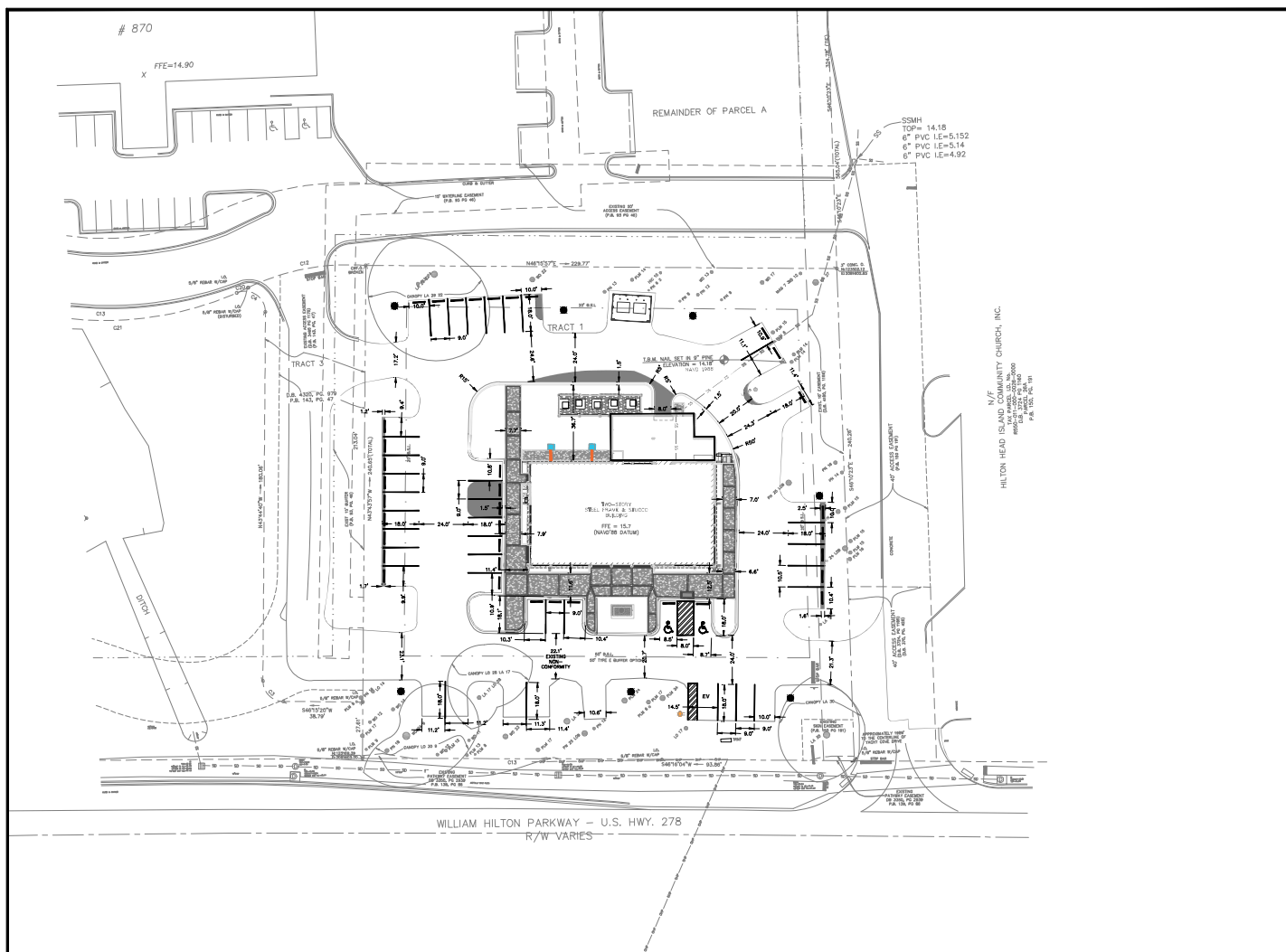
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 STURREE ENGINEERING Civil Design & Development					
  <i>(Signature)</i> 1/28/2025					
ENGINEER OF RECORD					
NATHAN STURREE, P.E. SC PER #02266 PO Box 2227 Bluffton, SC 29910 843.929.9432					
SURVEYOR					
SURVEYING CONSULTANTS TERRY HATFIELD RLS NO. 11959 17 SHERBORN DRIVE, STE C BLUFFTON, SC 29910 843.915.3304					
PREPARED FOR:					
TOWNEBANK					
PROJECT:					
862 WILLIAM HILTON PKWY RSSO 011 000 0153 0000					
HORIZ DATUM:					
STATE DATUM: NAVD83 VERT. DATUM: NAD88					
					
 SCALE IN FEET PLAN HORIZONTAL SCALE 1" = 20'					
					
#	REV	DATE	BY	CHKD	DESCRIPTION
1		12/15/23			TOWN COMMENT RESPONSE
REV #	DATE	DESCRIPTION			
DATE	10/25/2024				
EXISTING CONDITIONS					
SHEET NO.					





 STURTE ENGINEERING Civil Design & Development							
							
							
ENGINEER OF RECORD NATHAN STURTE, P.E. SC PER 402466 PO Box 2227 Bluffton, SC 29910 843-929-9432							
SURVEYOR SURVEYING CONSULTANTS TERRY HATCHELL RES. NO. 11559 17 SHERRINGTON DRIVE, STE C BLUFFTON, SC 29910 843-513-3004							
PREPARED FOR: TOWNWENACK							
PROJECT: 852 WILLIAM HILTON Pkwy BSSO 011 000 0153 0000							
HORIZ. DATUM: STATE PLANE, NAD83 VERT. DATUM: NAVD88							
							
 SCALE IN FEET (GRAPHIC SCALE = 1" = 100')							
							
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SITE IMPROVEMENTS PLAN (SHEET 1 OF 1)							



 STURTE ENGINEERING PLANNING • DESIGN • CONSTRUCTION													
 													
ENGINEER OF RECORD NATHAN STURTE, P.E. SC PER 400266 PO BOX 2227 Bluffton, SC 29910 843.929.9432													
SURVEYOR SURVIVING CONSULTANTS TERRY HATCHELL RES NO. 11559 17 SHERINGTON DRIVE, STE C BLUFFTON, SC 29919 843.813.3004													
PREPARED FOR: TOWNEBANK PROJECT: 852 WILLIAM HILTON PKWY RSSO DLS 001 05153 0000													
HORIZ. DATUM: STATE PLANE, NAD83 VERT. DATUM: NAVD88													
													
 SCALE IN FEET (CONVERSION TABLE PAGE 1-2)													
													
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PARKING LOT DIMENSION LAYOUT PLAN													
SHEET NO.: [Blank]													



STURTE ENGINEERING
Civil Design & Engineering



ENGINEER OF RECORD

NATHAN STURTE, P.E.
 SC P.E. #042066
 PO BOX 2227
 Bluffton, SC 29910
 843.929.9432

SURVEYOR

SURVEYING CONSULTANTS
 TERRY HADNELL
 RLS NC 11599
 17 OBERGEMING DRIVE, STE C
 Bluffton, SC 29910
 843.815.3034

PREPARED FOR:

TOWNBANK

PROJECT:

862 WILLIAM HILTON PKWY
 R550 01.000 0153 0000

HORIZ. DATUM: STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

CONSTRUCTION SCALE 1" = 10'



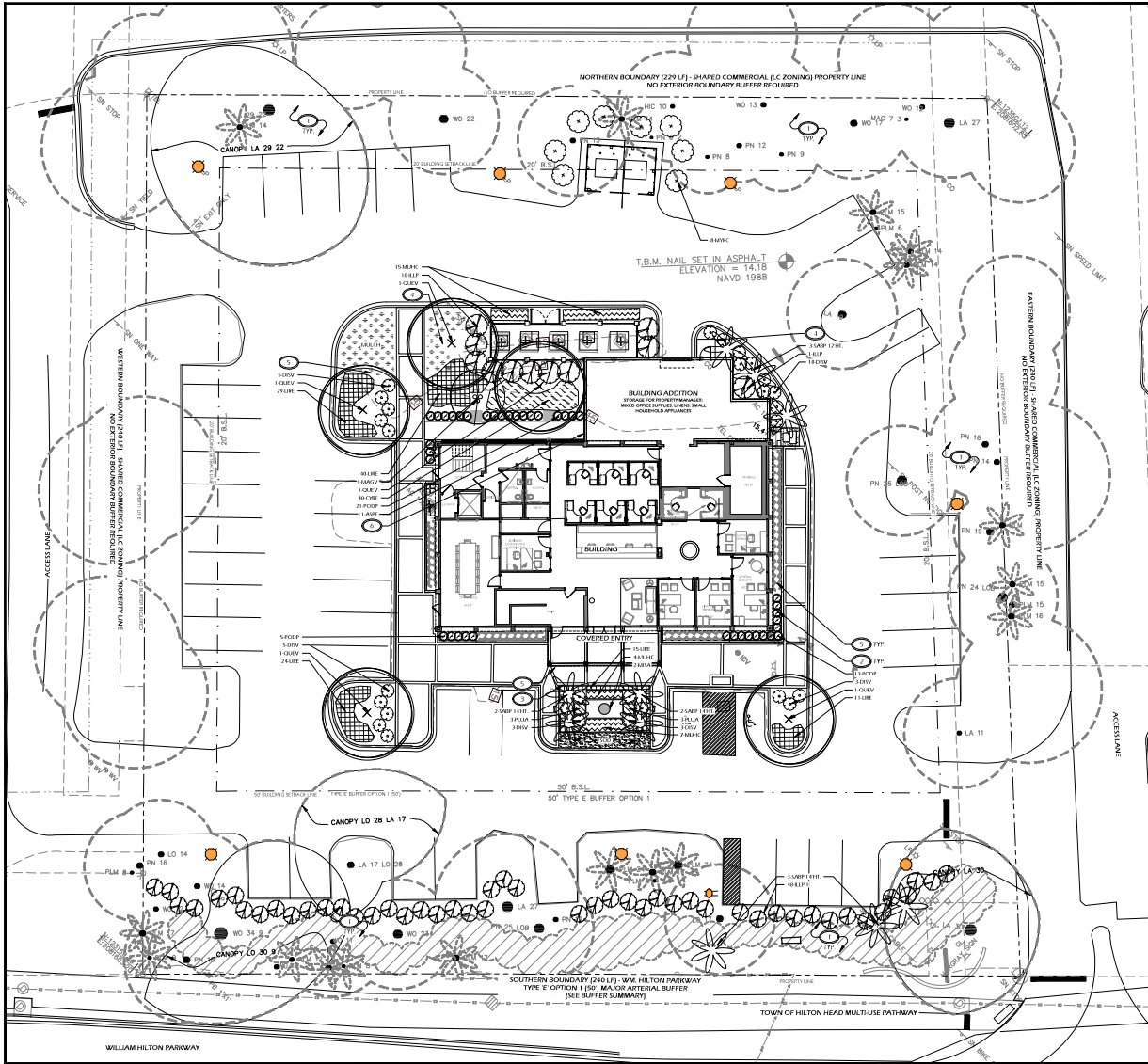
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10/15/24 Date:

10/15/24

CIVIL DETAILS

8



PLANTING DETAILS		
CALL OUT	DESCRIPTION	QTY/NO.
1.41	1.41 PLANTING	1,000
1.42	1.42 PLANTING	1,000
1.43	1.43 PLANTING	1,000
1.44	1.44 PLANTING	1,000
1.45	1.45 PLANTING	1,000

PLANT KEY LEGEND		
Abbrev.	Botanical Name	Common Name
TREES		
Q10V	Quercus virginiana	Live Oak
Q10P	Quercus palustris	Coastal Live Oak
UNDERCROPPY TREES		
MAGV	Magnolia virginiana	Sweetbay Magnolia
MYR	Myrica carolinensis	Wax Myrtle
SHRUBS		
Q10V	Quercus virginiana	Live Oak
Q10P	Quercus palustris	Coastal Live Oak
Q10M	Quercus muhlenbergii	White Oak
ORNAMENTAL GRASSES & FERNS		
Q10V	Quercus virginiana	Live Oak
Q10P	Quercus palustris	Coastal Live Oak
Q10M	Quercus muhlenbergii	White Oak
GROUND COVER, VINES & PERENNIALS		
Q10V	Quercus virginiana	Live Oak
Q10P	Quercus palustris	Coastal Live Oak
Q10M	Quercus muhlenbergii	White Oak
SOIL & MULCH		
Q10V	Quercus virginiana	Live Oak
Q10P	Quercus palustris	Coastal Live Oak
Q10M	Quercus muhlenbergii	White Oak

PLANTING REFERENCE NOTES:

- EXISTING BUFFER / LANDSCAPE VEGETATION TO REMAIN
- NEW PLANTING TO BE ADDED WITH EXISTING PLANTING AND BUFFER
- PLANTING TO BE LOCATED IN FIELD. LANDSCAPE TO MATCH ON-LOT USE OF PLANTING AREA.
- LANDSCAPE TO BE MAINTAINED PRIOR TO INSTALLATION OF PLANTING.
- PROVIDE 1" P.C. CONCRETE FOR PLANTING TO PLANTERS.
- COORDINATE IRRIGATION CONTROLLED LOCATION WITH OWNER.

BUFFER SUMMARY:

SOUTHERN BOUNDARY (240 LF) - WM. HILTON PARKWAY
50' ADJACENT USE SETBACK
TYPE E OPTION 1 (50') MAJOR ARTERIAL BUFFER

NORTHERN BOUNDARY (229 LF) - SHARED COMMERCIAL (B.C. ZONING) PROPERTY LINE
NO EXTERIOR BOUNDARY BUFFER REQUIRED

EASTERN BOUNDARY (240 LF) - SHARED COMMERCIAL (B.C. ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

WESTERN BOUNDARY (240 LF) - SHARED COMMERCIAL (B.C. ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

862 WILLIAM HILTON PARKWAY

BEACH PROPERTIES BUILDING

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: 12/15/2021

PROJECT NO.: 24057-01

DESIGNER: JK

SCALE: 1" = 10'

FINAL DPR SUBMITTAL PLAN, NOT FOR CONSTRUCTION

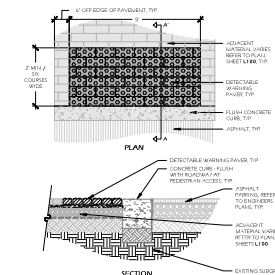
REVISIONS:

NO.	DESCRIPTION
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DRAWING TITLE: **PLANTING PLAN**

DRAWING NO: **L500**

[illegible]

[illegible]

2 // L600 DETECTABLE PEDESTRIAN PAVING
SCALE: 3/4" = 1'-0"

Wilmer Jones-Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com

2025 B&K LTD.
DESIGN CONCEPTS, DRAWING, SHEETS,
LOGS, SPECIFICATIONS, DETAILS.
PRINTED MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF B&K LTD.
WE AGREE TO SCALE AT 10"X14"

862 WILLIAM HILTON PARKWAY
FOR
SITE DEVELOPMENT PLANS
BEACH PROPERTIES BUILDING
TOWN OF HILTON-HEAD ISLAND, SOUTH CAROLINA

REF:	FEB 18, 2025
OBJECT NO:	24095.01
RAWING BY:	JC
OFFICIAL BY:	YC

FINAL DPR
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

PROVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L600

DPR Narrative

862 William Hilton Parkway
862 Wm. Hilton Parkway, Hilton Head Island, SC 29928

This project proposes refurbish the facade and modify the rear elevation of the Beach Properties building at 862 William Hilton Parkway. Associated with this building work will be re-establishing sidewalks around the building, access to parking, as well as providing enclosure for storage racks and extensive plantings around building.

The project involves one parcel, 862 William Hilton Parkway, totaling approximately 1.3 acres found in the Light Commercial (LQ) zoning district. The property contains no wetlands or critical lands and is within the X flood zone without a minimum base flood elevation. Primarily accessed on the eastern frontage from an access easement connected to US 278, a Town arterial, and backed by additional access easement driveway to the north, the property is beset by LC district properties on the western and eastern boundaries. Twenty-foot (20') side and rear building setbacks and 50' arterial building setback, along with 50' arterial buffer define the buildable area and landscape treatments for the perimeter. The work associated with this project is isolated to the interior hardscapes, building and parking islands, leaving the perimeter plantings and buffer intact.

The existing 9,000 GPA 2-story building will be modified to meet the current needs of the vacation property management office. The removal of separate building entries will be consolidated into a central covered entryway at the William Hilton Parkway frontage. At the rear of the building, the no-longer-in-use teller drive-up lane and covered vehicular access will be removed. A new first-floor 900 SF building addition on the rear will be used for maintenance operations and storage, while the remainder of the modified rear space will be dedicated to open space and plantings. The building will expand to approximately 9,900 GPA on a parcel allowed 13,000 GPA per the LMO. Separate enclosures for both the existing HVAC units and the propane storage racks will be built to compliment the building and screen these elements.

The proposed hardscape and landscape will refresh the space around the building and provide safe access for visitors and employees. The removal of four (4) chinquapin oaks due to age and structure will be mitigated with the planting of five (5) live oaks per the LMO mitigation calculations, filling parking lot islands and shading the asphalt paving to remain. The existing foundation evergreen hedge will be expanded and additional planting area established outside of main entry. The rear of the building will provide additional planting area to screen building and foundation. Screening will be provided around the HVAC and propane storage enclosures. All plant material will be native or naturalized material aimed at longevity and maintainability.

In closing, the redevelopment of buildings and parcels to a viable economic use for the island and its guests supports the efforts of the Town to revitalize aging properties. The work at 862 William Hilton Parkway will support an on-island business who's goal to showcase and welcome visitors and families vacationing on Hilton Head.

Sincerely,
Judd Carstens, RLA



Attachment

23 Promenade St. Ste 201
Bluffton, SC 29910
Tel: 843.757.7411