



REVISED AGENDA PACKET:  
-5.b. Removed and then added under  
New Business as 8.a. as a Resolution  
-5.a. Presentation Added

## **Town of Hilton Head Island**

**REVISED**

### **Town Council Meeting**

**Tuesday, June 3, 2025, 3:00 PM**

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

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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. Invocation – Reverend Therese Donlan Lee, Unity of Hilton Head**
- 4. Adoption of the Agenda**
- 5. Presentations and Recognitions**
  - a. Beaufort Jasper Housing Trust Program Overview- Claude Hicks, Executive Director, Beaufort Jasper Housing Trust
  - b. Town of Hilton Head Island Destination Marketing Organization (DMO) FY25 Quarterly (Q3) Metrics Report - Ariana Pernice, Vice President of the Visitor & Convention Bureau
  - c. Report of the Town Manager
- 6. Reports from Members of Town Council**
  - a. General Reports from Town Council
- 7. Public Hearing and Final Reading**
  - a. Consideration of an Ordinance Adopting the Consolidated Municipal Budget for the Town of Hilton Head Island for Fiscal Year 2026 Ending June 30, 2026 - Public Hearing and Final Reading - Marc Orlando, Town Manager
- 8. New Business**
  - a. Consideration of a Resolution Authorizing Naming the Multipurpose Pathway and Boardwalk Extending from the Northeast Corner of Shelter Cove Community Park Running Along the Marshes of Broad Creek and Ending at the Trailhead located at 69 Shelter Cove Lane in Honor of Frank Babel -

## **9. Unfinished Business**

- a. Consideration of an Ordinance of the Town Council of the Town of Hilton Head Island to amend Municipal Code Section 8-11-211(8) to Restrict Dogs from an Area of the Town's Defined Beach near Fish Haul Creek - Second Reading - Shawn Colin, Assistant Town Manager
- b. Consideration of an Ordinance of the Town of Hilton Head Island, Amending the Municipal Code by Adding New Sections 1-5-11 and 1-5-12, Authorizing the Issuance of Administrative Citations and Fines; Amending Section 10-2-60 to Authorize Administrative Citations and Fines for Violations of Article 10, Chapter 2 of the Municipal Code; Amending Section 10-2-70 of the Municipal Code to Add Issuance of More Than 5 Administrative Citations in Twelve Months as Grounds for Suspension or Revocation of Short Term Rental Permit; to Add Section 12-3-101 to Authorize Administrative Citations and Fines for Violations of Article 12, Chapters 3 and 6; to Amend Section 12-3-117; to Amend Section 2-3-213; to Add Sections 12-6-100 and 12-6-101 to Authorize Administrative Citations and Fines for Violations of Article 12, Chapter 6; to Amend Section 12-6-111 to Add a Definition for Resident Beach Pass; to Amend Sections 12-6-113, 12-6-114, 12-6-115, 12-6-117 to Make Grammatical Changes; to Repeal Sections 12-6-119 and 12-6-120; and to Provide for Severability and Effective Date - Second Reading - Shawn Colin, Assistant Town Manager
- c. 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 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, 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 - Second Reading - Missy Luick, Director of Planning
- d. Consideration of an Ordinance of the Town of Hilton Head Island to Amend the Official Zoning Map with Respect to the Real Property Located on Northpoint Circle to Rezone the Parcels from Parks and Recreation (PR) to Moderate to High Density Residential (RM-12) District; and to provide for Severability and an Effective Date - Second Reading - Missy Luick, Director of Planning

## **10. Public Comment - Non Agenda Items**

## **11. Executive Session**

- a. Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussion for the Proposed Sale or Purchase of Property [Pursuant to South Carolina Freedom of Information Act Section 30-4-70 (a)(2)] related to:
  - 1. Beach City Road



2. Mitchelville Road
3. William Hilton Parkway - Stoney Area
4. Spanish Wells Road
5. Bradley Circle

- b. Discussion of Legal Advice from the Town Attorney on Matters Covered Under the Attorney-Client Privilege (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]) related to:

1. Beaufort Jasper Housing Trust Intergovernmental Agreement
    2. Dillon Road Area

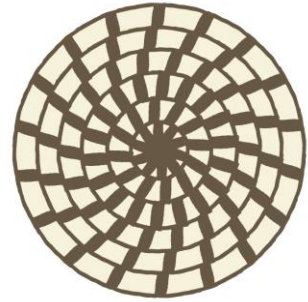
## **12. Action from Executive Session**

## **13. 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."



**BEAUFORT**  
**JASPER** HOUSING  
TRUST

# UPDATE TO HILTON HEAD TOWN COUNCIL

*June 3, 2025*

# WHO IS THE BEAUFORT- JASPER HOUSING TRUST, INC.?

- Mission is to create and preserve workforce and affordable housing
- 501(c)(3) organization
- Board of Directors consisting of 9 members appointed by contributing jurisdictions and SoLoCo and 8 members from housing-related professions



Beaufort County | City of Beaufort | Town of Bluffton  
City of Hardeeville | Town of Hilton Head Island  
Jasper County | Town of Port Royal  
Town of Ridgeland | Town of Yemassee



# BEAUFORT-JASPER HOUSING TRUST BOARD OF DIRECTORS

- Dick Stewart, City of Beaufort\*
- Matthew Davis, City of Hardeeville\*
- Caitilin Reid, At-Large
- Christian Kata, At-Large
- Ashley Feaster, At-Large
- Carmen Washington, At-Large
- Courtney Hampson, Town of Bluffton\*
- Ethan James, At-Large
- David House, At-Large
- James Williams, At-Large
- Jan Malinowski, At-Large
- Matthew Garnes, Town of Yemassee\*
- Victoria Smalls, SoLoCo (At-Large)\*
- Wendy Zara, Beaufort County\*
- Tom Henz, At-Large
- Camika Beaton, Jasper County\*
- Christine Rogers-Raetsch, Town of Port Royal\*
- Open Seat, Town of Hilton Head\*

**\*indicates Oversight Board Member**

# WHY HOUSING MATTERS?

## Economic Growth

Housing affordability impacts economic growth and workforce stability

## Quality of Life

Housing availability affects quality of life and has a direct effect on the overall health and well-being of community members

## Regional Collaboration

A regional approach allows for strategic planning and partnerships that produce results for the benefit of every community

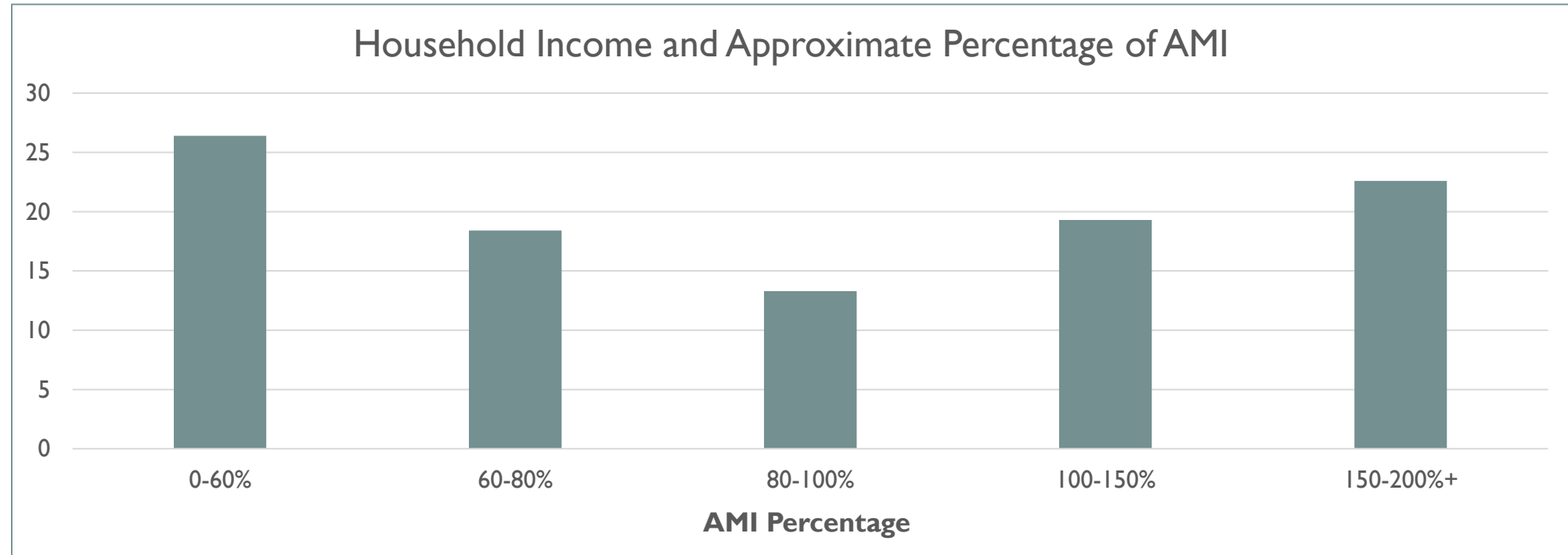
# HOUSING AFFORDABILITY

## BASED ON 2025 HUD INCOME LIMITS

| % Area Median Income        | Beaufort  | Monthly Affordability | Jasper   | Monthly Affordability |
|-----------------------------|-----------|-----------------------|----------|-----------------------|
| 50% - Very Low              | \$55,100  | \$1,378               | \$38,000 | \$950                 |
| 80% - Low                   | \$88,100  | \$2,203               | \$60,800 | \$1,520               |
| 100% - Median Family Income | \$112,500 | \$2,813               | \$78,600 | \$1,965               |
| 120% - Moderate             | \$135,000 | \$3,375               | \$94,320 | \$2,358               |

# AMERICAN COMMUNITY SURVEY DATA

MISSING MIDDLE - ONLY 13.3% OF BEAUFORT COUNTY HOUSEHOLDS HAVE INCOME BETWEEN 80-100%AMI



# HOUSING AFFORDABILITY

## DATA SHOWS UNAFFORDABLE FOR THE LAST 21 YEARS

### Hilton Head Island-Bluffton-Port Royal, SC

Share of Median Income

(Toggle between Affordability Index & Homeownership Cost as a Percent Share of Median Income; by Metro)

Share of Median Income Greater than 30% OR Index less than 100 = Unaffordable

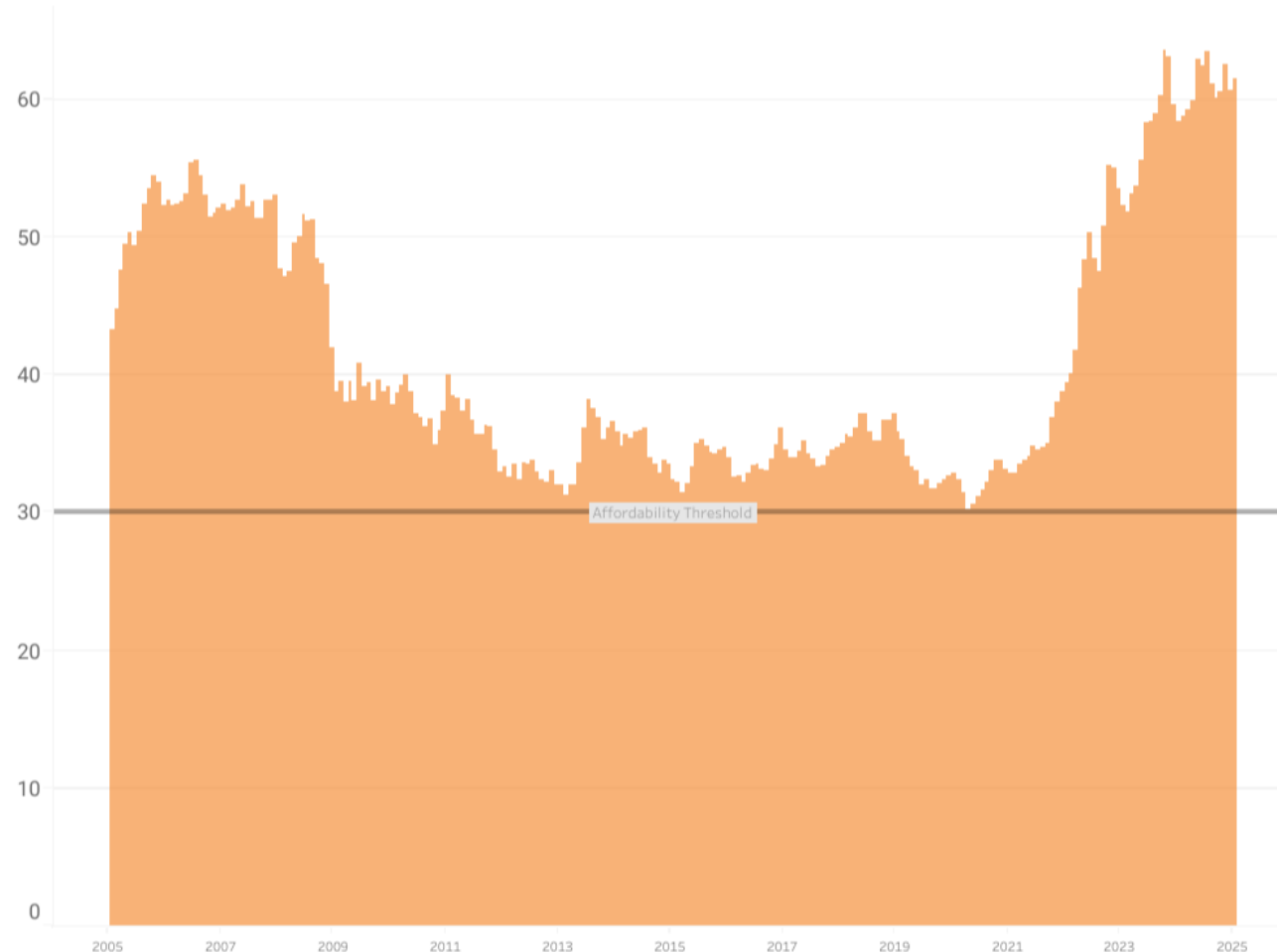
Source: Federal Reserve Bank of Atlanta

Select Metro >>>

Hilton Head Island-Blufft..

Select Parameter >>>

Share of Median Income



The Hilton Head MSA  
(includes both Beaufort  
and Jasper Counties)  
has not had a single period of  
affordability in over 21 years.

And the gap has become more  
severe since the pandemic.

January 2025

**Hilton Head Island-Bluffton-Port Royal, SC**

**Share of Median Income = 61%**

Median Household Income: **\$82,347**

Median Home Price: **\$557,667**

Interest Rate: **7.0%**

Median Monthly Principal & Interest Payment: **\$3,325**

Median Monthly Total Payment (P&I, Tax, Insurance, PMI): **\$4,220**





## The development of workforce and affordable housing must be **INTENTIONAL**

- The development and construction of workforce housing cannot exclusively be accomplished in the private marketplace.
- Workforce housing must be public-private partnerships that include federal, state and local assistance, philanthropic and charitable donations and tax credit equity.

# GRANTEE PARTNER ORGANIZATIONS

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The Deep Well Project\*

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Habitat for Humanity of the Lowcountry\*

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Beaufort Memorial Hospital Foundation

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Beaufort Jasper Economic Opportunity Commission\*

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Jasper County Neighbors United\*

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Rise with Living Hope\*

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St. Helena Gullah Community Housing Project

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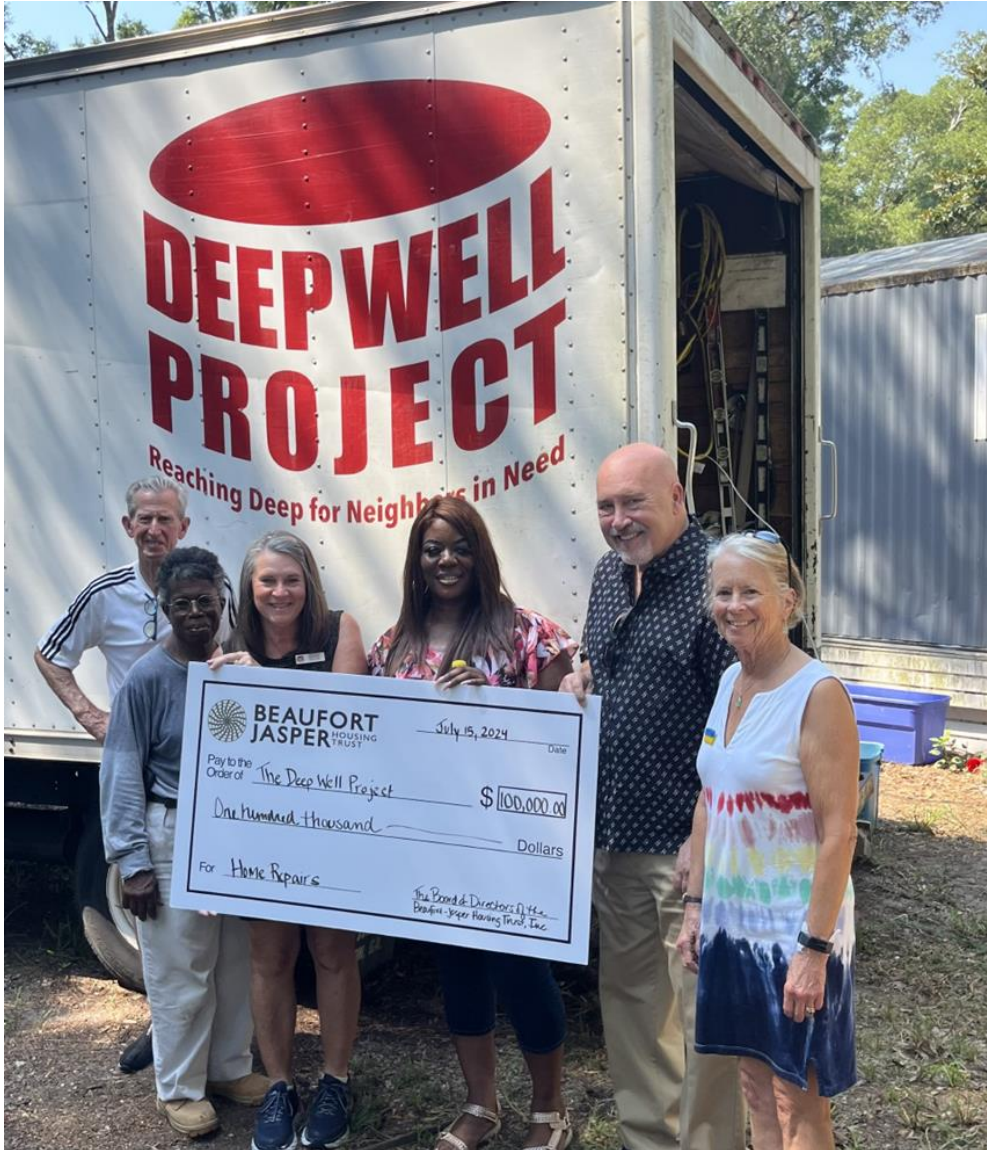
Town of Bluffton

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\*service area includes Town of Hilton Head

# BEAUFORT-JASPER HOUSING TRUST, INC. PROGRAM PLATFORMS

- Creation of workforce and affordable housing
- Preservation of existing workforce/affordable housing stock through home repair programs
- Creation of new homeowners through homebuyer assistance programs



# Progress to Date

| Creation of New Workforce/Affordable Housing                                                                                                         | Preservation of Existing Workforce/Affordable Housing<br>\$619,000 in funding                                       | Creation of New Homeowners through Homebuyer Assistance<br>\$365,000 in funding                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 64 new units in Beaufort, Carrington Manor<br>\$500,000 loan                                                                                         | At halfway point in grant cycle, 40 homes repaired and over 50% of \$619,000 funding spent                          | At halfway point in grant cycle, 17 new homeowners with nearly 40% of \$365,000 funding spent                                                                 |
| <i>21 Existing Townhomes purchased by CCDC, BJHT fiscal agent for Beaufort County. \$600,000 committed by the County and various other entities.</i> | <i>Organizations that have spent funding, report long waiting lists and continuing need in their service areas.</i> | <i>Despite the region's strong housing market and high-interest rate environment, this program is making strides and positive impacts for new homeowners.</i> |





# TOWN OF HILTON HEAD PROJECT INVOLVEMENT

- Northpoint Development
- Novant Housing Project
- Beaufort County School District Teacher Housing Project
- Hilton Head Preparatory School Teacher Housing
- Habitat for Humanity
- Home Repair Program

# What's Next for Beaufort-Jasper Housing Trust, Inc.?



Access SC Housing Trust Fund for Home Repairs



Add part -time employee for home repair programs



Launch City of Beaufort repair program



Develop an Outreach and Advocacy Committee



Complete first funding cycle for grants and evaluate next steps



Develop a process for land donations



Work with jurisdictions to identify target areas for the development/rehabilitation of workforce/affordable housing

# STATE POLICY INITIATIVES

- **Streamline** the state home repair program's application and inspection processes and align state funding priorities with local repair needs
- **Increase and create gap funding resources** to encourage construction of workforce housing
- **Provide low interest mortgage opportunities** for first-time homebuyers
- **Encourage the revision of the Qualified Allocation Plan (QAP)** to ensure equitable access to LIHTC resources for coastal and rural communities
- **Expand funding opportunities and create incentives** for private sector development and public-private partnerships for workforce housing initiatives

# LOCAL POLICY INITIATIVES

- **Partner with Local Jurisdictions to Drive Policy Change**
  - Update housing components in comprehensive plans
  - Identify and secure land for housing development through advocacy for land donations and strategic planning
  - Remove regulatory barriers by modernizing zoning codes and policies that currently hinder workforce and affordable housing development.
  - Strengthen incentives to encourage housing growth without imposing additional regulatory burdens (i.e., density bonus)
- **Expand Infrastructure Access & Reduce Costs**
  - Work across sectors to ensure that essential infrastructure—water, sewer, roads, and transit—reaches housing developments, making projects more feasible and cost-effective
- **Overcome Resistance & Build Public Support**
  - Engage the community to address misconceptions and counter NIMBY opposition that stalls much-needed housing projects.
  - Highlight the economic impact—show how stable housing supports local businesses, schools, and essential services
- **Facilitate Regional Cooperation through a 2025 Solutions Forum – see next slide**
  - Convene public and private leaders in early fall 2025 to develop actionable strategies and forge partnerships that accelerate housing solutions





# *SAVE THE DATE*

## *BLUEPRINT FOR CHANGE:*

A solutions forum on workforce and  
affordable housing

Convening public and private leaders  
to develop actionable strategies and forge partnerships  
to accelerate housing solutions

Featuring Dr. Laura Ullrich

SEPTEMBER 24, 2025

9am – 12pm

By Invitation





# TOWN OF HILTON HEAD ISLAND

## Staff Memo

**TO:** Town Council Members  
**FROM:** Heather Woolwine, MA, *Communications & Marketing Director*  
**CC:** Marc Orlando, ICMA-CM, *Town Manager*  
Kimberly Gammon, *Town Clerk*  
**DATE:** May 19, 2025  
**SUBJECT:** Presentation of the Destination Marketing Organization FY25 (2024-2025) Q3 metrics report

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### **RECOMMENDATION:**

The Town Council is requested to receive as information the Destination Marketing Organization (DMO) FY25 Q3 metrics report.

### **BACKGROUND:**

The DMO presents performance metrics as outlined in their current contract each quarter as part of their obligation to keep the Town Council apprised of the FY25 marketing plan's performance and to note any possible real-time adjustments to the marketing plan because of this data analysis. Due to a large agenda with time-sensitive items, the DMO was asked to present Q3 data at the June 3 meeting instead of as originally scheduled on May 20. The report will be given by Visitor & Convention Bureau Vice President Ariana Pernice and Research Manager Chase O'Dell. Vice President of Communications for the Hilton Head Island & Bluffton Chamber of Commerce Charlie Clark will also attend the meeting and be available to answer questions as appropriate.

### **NEXT STEPS:**

Town Council members are encouraged to ask clarifying questions about the data and provide any feedback to the DMO and Chamber representatives, as well as the Communications Director.

### **ATTACHMENTS:**

1. DMO Q3 Metrics Report



# Hilton Head Island & Bluffton Chamber of Commerce

QUARTERLY REPORT  
FISCAL YEAR 2025-Q3

JANUARY 1 - MARCH 31, 2025

## DESTINATION VALUES

In partnership with the town and in alignment with our community,  
our destination's core values support our out-marketing efforts.



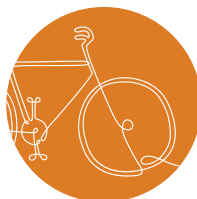
**ECOTOURISM**



**HISTORY**



**ARTS & CULTURE**



**RECREATION**



**WELLNESS**

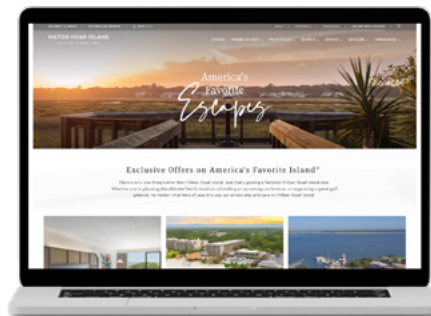
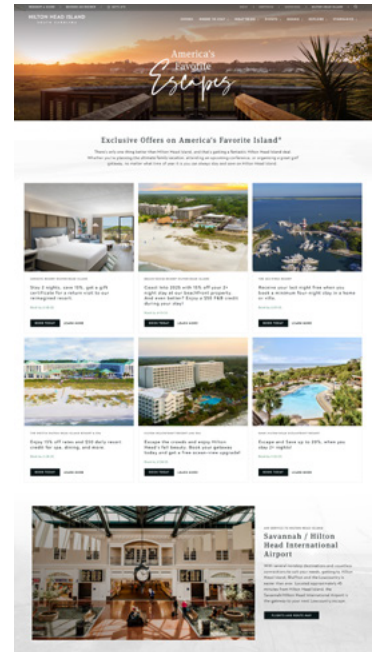
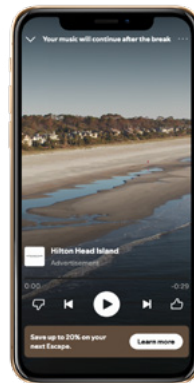
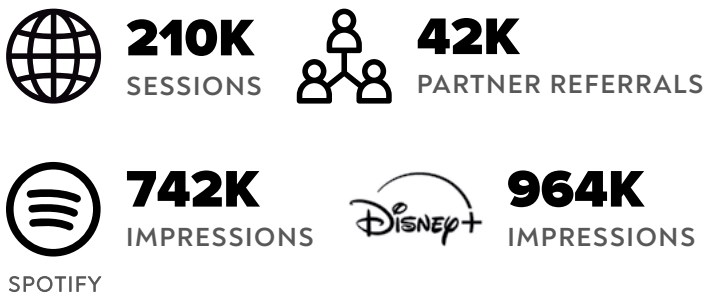
# AMERICA'S FAVORITE ESCAPES CAMPAIGN

## WHY IT MATTERS

Listening to our partners is a cornerstone of our approach, and the America's Favorite Escapes campaign exemplifies our shared commitment to showcasing Hilton Head Island as a premier destination. By highlighting the unique travel opportunities available during our shoulder and off-season months, we inspired potential visitors to discover the Island during a time they might not typically consider. This initiative encouraged increased visitation and provided significant benefits to local businesses, fostering a thriving community year-round.

**Working closely with our hotel & resort partners, the America's Favorite Escapes campaign was launched to promote Island visitation during our shoulder months. The multi-channel advertising campaign has proven to be successful, leveraging audio, high-impact video, search, and social ad creatives, and is something we will continue to pursue over the coming years.**

## RESULTS



# MEDIA PARTNERSHIPS

PAID

PRINT JAN 2024-MAR 2025, ONLINE ALWAYS-ON

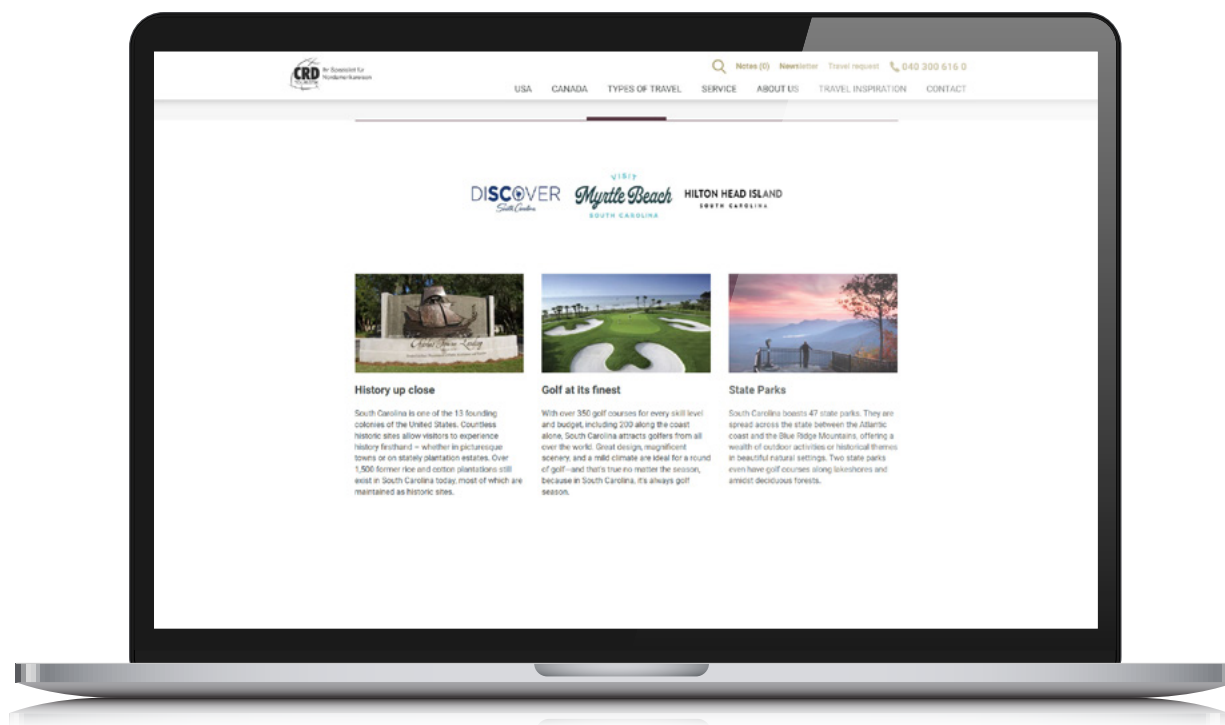


Aligning the Hilton Head Island brand with luxury travel operators and their clients ensures we're consistently creating awareness of the destination among our target audience both domestic and abroad.

## CRD TOURISTIK



Partnering with CRD Touristik offers Hilton Head Island valuable exposure to German-speaking travelers through an always-on dedicated South Carolina page created in collaboration with SCPRT and Myrtle Beach. This trusted platform allows us to showcase our Island's unique charm and hospitality to an audience actively seeking an authentic travel experience.



# PUBLIC RELATIONS MEDIA COVERAGE

HILTON HEAD ISLAND MEDIA HIGHLIGHTS JANUARY 1 - MARCH 31, 2025



## WHY IT MATTERS



PR builds awareness by showcasing our destination through the voice of national media outlets with substantial reach. This third-party endorsement highlights our island's appeal and commitment to culture and sustainability, inspiring value-driven travelers.

### WHAT OTHERS ARE SAYING ABOUT US



**382**  
MENTIONS



**5.02B**  
IMPRESSIONS



**\$3.19M**  
AD VALUE

### QUARTERLY EARNED MEDIA HIGHLIGHTS

#### JANUARY

THE EVERYGIRL (UVPM: 2,194,599)  
[DETOUR DESTINATIONS ARE THE AFFORDABLE TRAVEL TREND YOU NEED TO TRY IN 2025](#)

TRAVEL + LEISURE  
(UVPM: 14,373,068)  
[13 OF THE BEST SPRING BREAK IDEAS FOR FAMILY VACATIONS](#)

TRAVEL PULSE (UVPM: 405,329)  
[12 TRAVEL DESTINATIONS TO CELEBRATE BLACK HISTORY MONTH IN 2025](#)

#### FEBRUARY

ESSENCE (UVPM: 3,211,180)  
[THE BLACK GIRL'S GUIDE TO TRAVEL: 5 DESTINATIONS PERFECT FOR A SPRING BREAK GETAWAY](#)

LONELY PLANET (UVPM: 4,478,719)  
[8 FRESH DESTINATIONS FOR A FAMILY-FRIENDLY SPRING BREAK](#)

SHERMANS TRAVEL  
(UVPM: 59,423)  
[8 GREAT GETAWAYS FOR SNOWBIRDS](#)

THE EVERYGIRL (UVPM: 2,194,599)  
[10 SPRING TRIP IDEAS TO START PLANNING NOW](#)

#### MARCH

TRAVEL + LEISURE  
(UVPM: 11,994,568)  
[18 BEST BEACHES IN SOUTH CAROLINA, ACCORDING TO SOMEONE WHO LIVED IN THE STATE FOR 20 YEARS](#)

GOOD MORNING AMERICA  
(VIEWERSHIP: 2,504,606)  
[SPRING BREAK TRAVEL](#)

SOUTHERN LIVING  
(UVPM: 12,131,645)  
[THE 50 BEST BEACH TOWNS IN THE SOUTH 2025](#)



# DESTINATION OFFICIAL VACATION PLANNER

## WHY IT MATTERS

The official Vacation Planner brings our destination into the homes of our visitors, further instilling our core values and key attributes while serving as a planning tool for those looking to travel to Hilton Head Island.



TOTAL PRINTED **65,000**

QUARTERLY DISTRIBUTION **18,342**

### DISTRIBUTION TOUCHPOINTS

- Online requests
- Phone inquiries
- Savannah/Hilton Head International Airport
- Hilton Head Island Airport
- South Carolina Welcome Centers
- AAA offices nationwide
- Hotel partners
- Tradeshows » Events
- Media

[2025 VACATION PLANNER](#)





# DESTINATION WEBSITE & SOCIAL MEDIA

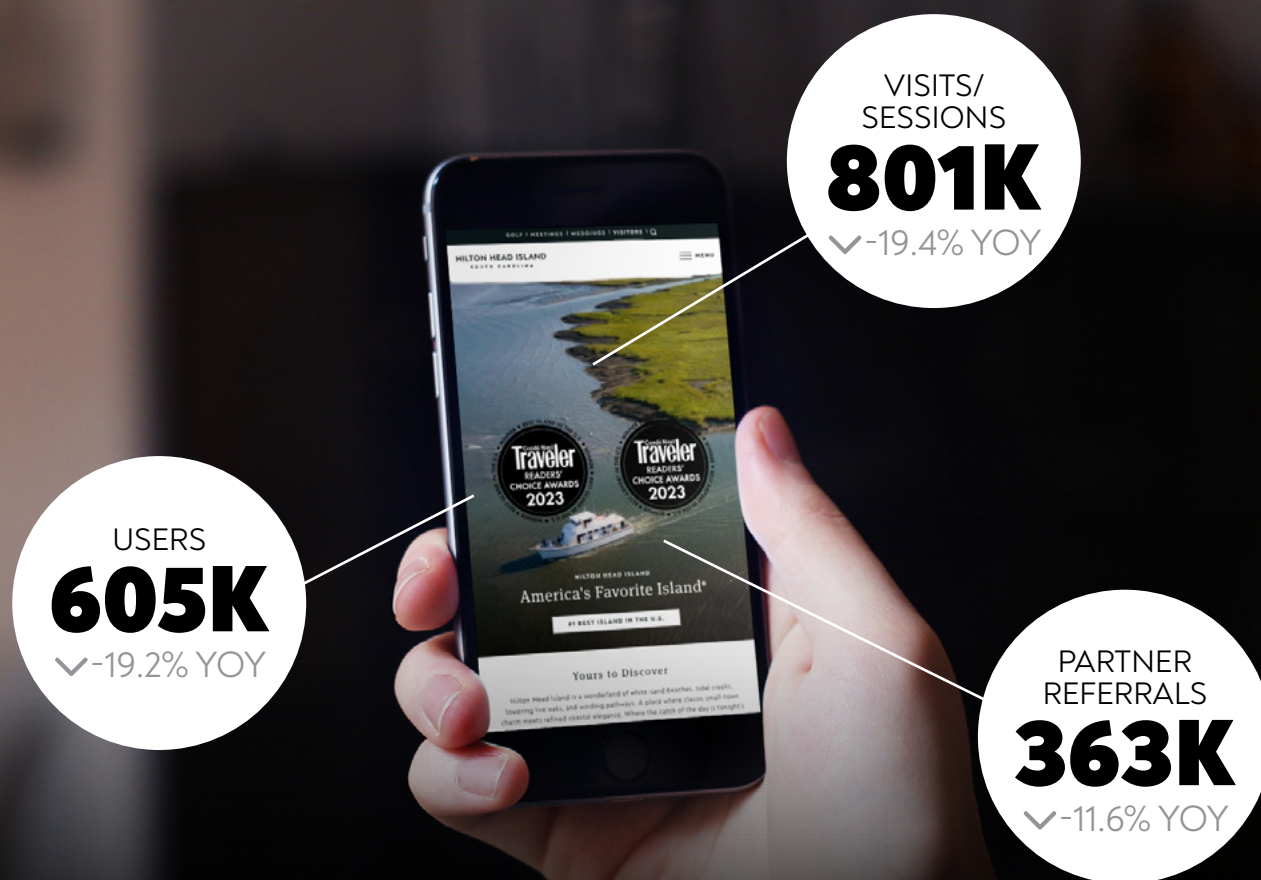


## WHY IT MATTERS



The combination of website analytics and social media insights empowers data-driven decision-making, ensuring adaptability and responsiveness to digital out-marketing efforts.

### HILTONHEADISLAND.ORG WEBSITE PERFORMANCE



We continue to face headwinds related to core algorithm changes rolled out by Google, which have been impacting our organic traffic numbers. Year over year, our paid search campaigns have seen improvements and drive considerable amounts of qualified traffic to the site.

Source: Google Analytics and VERB Interactive

Quarterly Report Fiscal Year 2025-Q3 (January 1 - March 31, 2025)

HILTONHEADISLAND.ORG WEBSITE PERFORMANCE

TOP VISITED WEBSITE PAGES

AMERICA'S FAVORITE  
ESCAPES  
**116K**  
SESSIONS

THE HOMEPAGE  
**93K**  
SESSIONS

SEE & DO  
**49K**  
SESSIONS

CO-OP  
**41K**  
SESSIONS

TOP REGIONAL WEBSITE TRAFFIC

GEORGIA

SOUTH CAROLINA

NEW YORK

FLORIDA

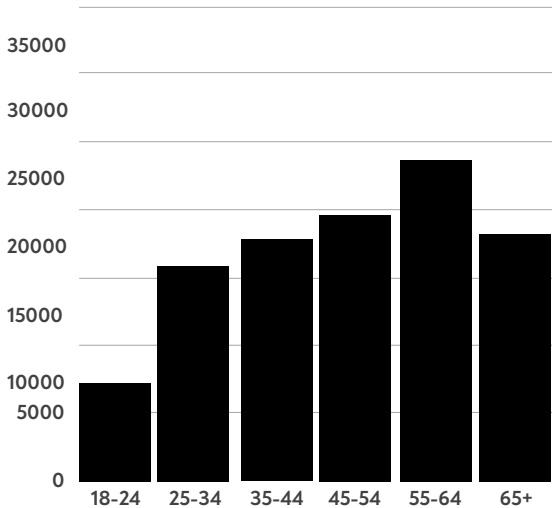
VIRGINIA



WEBSITE DEMOGRAPHICS  
GENDER AND AGE BREAKDOWN



Based on available data within Google Analytics, we're able to see women made up the largest percentage of visitation, while users within the 55-64 age range visited the website most frequently.



Demographic information is collected based on user-provided data and may be incomplete due to privacy preferences and limitations in data collection.

## HILTON HEAD ISLAND SOCIAL ENGAGEMENT



SOCIAL  
SESSIONS  
**171K**  
✓-27.3% YOY

SOCIAL  
REFERRALS  
**18K**  
✓-54.9% YOY

SOCIAL TOTAL  
AUDIENCE  
**358K**  
^+1.8% YOY

\*The top performing posts of the quarter were short-form videos which supported our content pillars and video trends, carousel content which promoted key events on Hilton Head Island including the Darius Rucker Intercollegiate Golf Tournament, Wingfest, and Hilton Head Island Seafood Festival, along with holiday content such as St. Patrick's Day and Valentine's Day.

While overall performance was down, capitalizing on social media trends and increasing our posting cadence on TikTok and Instagram led to notable growth in performance on those platforms. This quarter saw a 172% increase in impressions and a 375% increase in engagements on TikTok, and an increase of 15% in video views on Instagram.



HiltonHeadIslandofficial



VisitHiltonHeadSC



VisitHiltonHead



HiltonHeadSC



HiltonHeadSC



VisitHiltonHead

Source: Sprout Social



HILTON HEAD ISLAND SOCIAL ENGAGEMENT BREAKDOWN

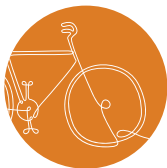
CROSS-CHANNEL TOP PERFORMING POSTS

ORGANIZED BY CONTENT PILLAR



WELLNESS

# of Posts: 103  
Total Engagements: 26,698  
Total Impressions: 530,824



RECREATION

# of Posts: 51  
Total Engagements: 16,253  
Total Impressions: 431,147



ARTS & CULTURE

# of Posts: 53  
Total Engagements: 25,509  
Total Impressions: 580,807



ECOTOURISM

# of Posts: 32  
Total Engagements: 21,176  
Total Impressions: 377,073



HISTORY

# of Posts: 26  
Total Engagements: 8,418  
Total Impressions: 189,881

CROSS-CHANNEL TOP PERFORMING POSTS

RANKED BY OVERALL ENGAGEMENTS



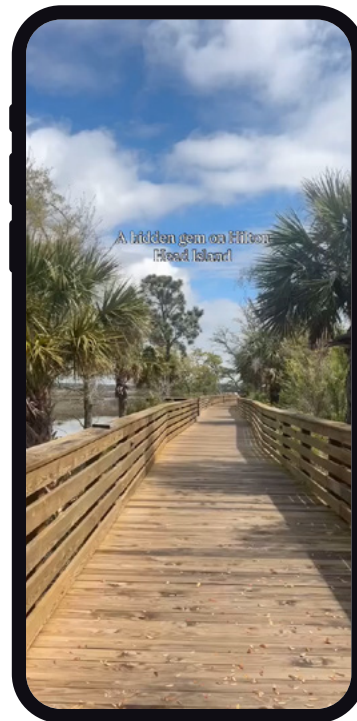
HILTON HEAD  
WING FEST

MARCH 19  
7,753 Engagements



ST. PATRICK'S  
DAY

MARCH 17  
4,997 Engagements



SHELTER COVE  
COMMUNITY PARK

APRIL 3  
1,851 Engagements

# HOTEL, HOME & VILLA OCCUPANCY

## WHY IT MATTERS

Our analysis of Hilton Head Island accommodations, Hotel, Home & Villa, for a specific quarter. KeyData provides metrics such as occupancy rates, average daily rates, and revenue per available room. This data-driven approach details actionable insights to inform strategic decisions.

### FISCAL YEAR 2025 - Q3

OCCUPANCY

**43%**

▼ -15% YOY

ADR

**\$187**

▼ -2% YOY

REVPAR

**\$81**

▼ -17% YOY

### FISCAL YEAR 2024-Q3

OCCUPANCY

**47%**

ADR

**\$185**

REVPAR

**\$87**

### FISCAL YEAR 2023-Q3

OCCUPANCY

**43%**

ADR

**\$186**

REVPAR

**\$79**

Hilton Head Island experienced a decline in lodging metrics during Q3. While this is usually an off-peak time, this quarter was especially difficult due to multiple instances of inclement weather, economic uncertainty as a new administration took office, and nationwide changes in tourism preferences. Additionally, the Easter holiday was later this year than it has been in previous years, likely shifting some Q3 travel into Q4.

Source: KeyData

Note: Keydata adjusts reports annually, which can result in reporting variances.  
Quarterly Report Fiscal Year 2025-Q3 (January 1 - March 31, 2025)



# GLOSSARY OF TERMS

## FULFILLMENT

**Fulfillment** - The number of physical vacation planners distributed from requests throughout multiple platforms: online, media and home inquiries. In addition, we also distribute the planner to state and local welcome centers, airports, along with tradeshow and promotional events.

## HOTEL, HOME & VILLA OCCUPANCY

**Occupancy** - Used within the accommodations industry to gauge the health of tourism. Occupancy percentage is calculated by dividing the occupied rooms by total room supply.

**ADR (Average Daily Rate)** - Metric widely used to indicate the average realized room rental per day. ADR is calculated by dividing the room revenue by the total rooms sold.

**RevPAR (Revenue Per Available Room)** - Used to gauge industry health and is calculated by dividing the total room revenue by total room supply within a specific time period.

## MEDIA PARTNERSHIPS

**Paid Media** - Paid promotional efforts, such as advertising and sponsored content, where payment is made to third parties for placement across various channels.

**HHI** - Household Income noted in Media Partnership section.

## PUBLIC RELATIONS

**Media Coverage** - Refers to the instances when a destination or brand is featured in content without direct payment.

**Impressions** - This metric quantifies the number of times destination content has been viewed.

**WHY IT MATTERS:** The importance of earned media is its role as a third-party endorsement for a destination. Integrating both earned and paid media plays an important role in enhancing a brand's ROI and credibility.

**Ad Values** - Sometimes known as AVE, or ad value equivalency, it's a calculation that estimates the value of a story or mention by comparing it to the cost of a comparable ad in the outlet for that coverage.

**WHY IT MATTERS:** It helps confer the value of content, however it should be used alongside other metrics of understanding with the knowledge that a news article holds different value than a paid ad.

**Mentions** - Any instance where a brand or individual is discussed in various media, including news articles, social media posts, blogs, and interviews. These mentions contribute to overall visibility and help assess the impact of communication efforts.

**UVPM (Unique Visitors per Month)** - This metric represents the number of visitors to a media outlet.

**WHY IT MATTERS:** The higher the UVPM, the greater the likelihood that the destination will be read about by a larger audience.

## REPORTING PLATFORMS

**2-Source Report** - The 2-source report is an aggregated report of both Home and Villa and Hotel data.

**Keydata** - Keydata is a real time home and villa platform that allows users to view on the books and historical villa data.

**STR** - Smith Travel Research (STR) is the platform used to monitor weekly, monthly, quarterly and annually hotel occupancy, average daily rate and revenue per available room.

## SOCIAL MEDIA

**Impressions** - The amount of times your content was seen across a feed or in search terms.

**Engagements** - A measurement on how much your audience interacts with your content. This can be measured in likes, comments, shares, etc.

**Total Audience** - Number of followers across each platform combined.

**UGC (User Generated Content)** - Content captured by users online, who have given permission to have their content reposted.

**Social Sessions** - This measures the number of times users visit the website from social media. This includes all visits to the website that originate from social media, regardless of whether it's the user's first visit or a return visit. It accounts for all the times users engage with the website after coming from social platforms.

**Social Referrals** - This focuses on the source of the traffic. It tracks how many visits or interactions were initiated by users coming from different social media platforms. This tells us how many times social media has directed users to the website, but not the total number of users' visits.

## WEBSITE PERFORMANCE

**Visits** - A website visit in Google Analytics 4 (GA4) refers to a period of user interaction with a website. Visits help measure user engagement and interactions on a website within a specific time frame.

**User** - Website users in Google Analytics 4 (GA4) represent individual visitors or devices that access a website within a specified time period. Each user is identified by a unique identifier, allowing GA4 to track and analyze the behavior of distinct individuals or devices interacting with the site.

**Partner Referrals** - This metric refers to external link clicks to partner websites from ads or partner listings throughout the Hilton Head Island website. This helps quantify how many potential visitors we are connecting to local businesses.





# TOWN OF HILTON HEAD ISLAND

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## *Town Council*

**TO:** Town Council  
**FROM:** Marc Orlando, *Town Manager, ICMA-CM*  
**CC:** Adriana Burnett, *Finance Director*  
**DATE:** June 3, 2025  
**SUBJECT:** Second Reading of Proposed Fiscal Year 2026 Consolidated Budget Ordinance

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### **RECOMMENDATION:**

Town Council is requested to review and consider the proposed **Fiscal Year 2026 Consolidated Budget, which totals \$174,711,350** in projected revenues and scheduled expenditures and encompasses six funds as follows:

- General Fund - **\$59,754,870**
- Capital Improvements Program Fund
  - Beach Renourishment Capital Improvement Project - **\$47,500,000**
  - All other Capital Improvement Projects - **\$30,187,380**
- Debt Service Fund - **\$18,864,083**
- Stormwater Utility Fund - **\$11,140,277**
- Housing Fund - **\$3,978,137**
- Gullah Geechee Historic Neighborhoods Community Development Corporation Fund - **\$3,286,603**

### **BACKGROUND:**

On May 6, 2025, Town Council held the First Reading and Public Hearing for the FY2026 Consolidated Budget Ordinance, which was approved unanimously with a 7-0 vote.

Subsequently, Town Council conducted two Budget Workshops to further review and discuss the FY2026 Consolidated Budget. The first workshop, held on May 12, 2025, focused on the General, Debt Service, Stormwater Utility, Gullah Geechee Historic Neighborhoods Community Development Corporation, and Housing Funds. The second workshop, on May 13, 2025, was dedicated to reviewing the Capital Improvements Program Fund.

Throughout the first reading and workshop sessions, Council members provided feedback that led to updates and clarifications in the budget documents. Areas of discussion and corresponding updates are summarized below:

- Master Fee Schedule: Revisions have been made to Exhibit F – Town of Hilton Head Island Master Fee Schedule to accurately reflect resident and non-resident beach parking fees:
  - Resident Beach Parking Pass: The fee for the Resident Beach Parking Pass is \$0. Each residence is eligible to receive two (2) free passes.
  - Non-Resident Beach Parking: A new non-resident fee has been added and is reflected in the revised Exhibit F. The non-resident beach parking fee is as follows (effective March 1 – September 7):
    - Monday through Friday: \$3 per hour, with a daily maximum of \$15.
    - Saturday and Sunday: \$20 flat daily rate per vehicle.
- Airbnb Settlement Allocation: Proceeds from the Airbnb settlement have been allocated to the General Fund Reserves and Beach Preservation Fee Fund Reserves. Revisions have been made to ensure this allocation is explicitly stated in both the budget ordinance and the revised Exhibit E – Fund Reserve Policy.
- Financial Policy Review: A question was raised regarding whether any of the financial policies listed in the Budget Ordinance should be repealed and replaced. It has been confirmed that no policies require repeal at this time. The only policy being updated is the Fund Reserve Policy, which is reflected in the ordinance revisions.
- Business License Rate Classes: Updates to state-mandated business license rate classes have not yet been issued and therefore are not reflected in the current budget documents. Adjustments, if required, will be made when the state provides updated classifications.
- Fund Reserve Policy Clarification – Assigned for Advertising Account: The Assigned for Advertising Account within the General Fund is intended to provide ready access to funds for specific advertising needs. These include: (a) a near miss of a hurricane, (b) advertising in response to a declared disaster, (c) other targeted advertising needs as determined by Town Council on a case-by-case basis, and (d) supplemental annual tourism advertising. The Town shall maintain a reserve balance of \$1.0 million in this account. By design, this account will be utilized as needed and therefore will fall from time to time below the \$1.0 million reserve threshold. Once used, the reserve will be restored through the transfer of 2% of the current year's approved local hospitality tax revenues and 5% of the local accommodations tax revenues. In contrast, other fund reserves will be considered by Town Council should balances fall below established minimum thresholds.

This proposed consolidated budget provides a strategic and balanced financial plan that advances Town Council's preliminary Strategic Action Plan priorities, supports the vision of the 2020 Comprehensive Plan, and is intended to address Hilton Head Island's evolving needs and available resources. It is shaped by the Town's current operational programs and the initial strategic goals identified by Town Council during the February 2025 Town Council Strategic Planning Workshop. Refinements for the Strategic Plan are scheduled for review by Town Council at a public workshop in June 2025 and formal adoption of the FY 2026–2028 Strategic Action Plan is scheduled in July 2025. A memo outlining these preliminary outcomes is provided in **Attachment 1**.

In accordance with the South Carolina Constitution Article X, § 7(b) and South Carolina Code of Laws § 5-13-30(3) and § 5-13-90(2), the Town of Hilton Head Island must adopt a balanced annual budget. As required by § 4-1-20 of the Municipal Code, the Town Manager has prepared this proposed budget for Council's consideration and is responsible for its administration following adoption.

Upon review, Town Council is requested to consider the Fiscal Year 2026 Budget Ordinance on Second Reading. The ordinance, provided in **Attachment 2**, including **Exhibits A through F**, establishes appropriations for each of the six funds included in the Consolidated Budget.

In this regard, the FY 2026 Consolidated Budget supports the following preliminary strategic priorities identified by Town Council:

- Protect the Island's Character through Growth Management
- Enhance Major Corridors and Streets
- Assess and Reinforce Island Resilience
- Upgrade Stormwater Infrastructure
- Enhance Public Safety Readiness and Facilities
- Support Economic Development and Business Retention
- Advance Workforce Housing Opportunities
- Preserve and Celebrate Gullah Geechee Culture and Heritage

Further, in support of these community priorities, the budget is also intended to:

- Enhance community amenities, including recreation, leisure, and public facilities;
- Maintain high-quality municipal services delivered efficiently and effectively;
- Foster a workplace culture of innovation, customer service, and employee engagement;
- Invest in transformative capital projects and long-term infrastructure resilience;
- Protect and elevate the Island's identity, including its environmental and cultural assets; and
- Leverage fiscal planning as a tool for progress, innovation, and continuous improvement.

FY26 Proposed Consolidated Budget highlights include:

- Balanced \$174.7 million budget across six major funds.
- Tax Relief, Revenue Strategy and Fiscal Diversification:
  - The FY26 budget is built on a foundation of strategic revenue diversification and responsible fiscal planning, enabling the Town to advance priorities while providing meaningful tax relief to the community. Key highlights include:
    - A 2-mill reduction in the Town's property tax rate, representing a significant milestone in financial stewardship. This decrease will

result in approximately \$2.3 million less in General Fund and Debt Service Fund revenue, reflecting the Town's continued commitment to easing the tax burden on residents and property owners.

- Sustained investment capacity supported by a diverse portfolio of revenue sources, including business license fees, accommodations and hospitality taxes, user fees, and competitive state and federal grant awards.
- The addition of \$650,000 in projected new revenue from the launch of the beach parking program, providing dedicated funding for access improvements and beach operations.
- Continued benefit from new revenue streams created in recent years, including those tied to short-term rental (STR) regulations and fees, which have strengthened the Town's long-term fiscal health and resilience.
- The proposed budget also includes an increase in the fund balance reserve across several major funds, including the Beach Preservation Fund and the Natural Disaster Fund. This adjustment reflects our commitment to strengthening the town's financial position and ensuring adequate resources for long-term sustainability and resilience. Additionally, the budget incorporates a significant reduction in the outstanding bond principal, aligning with our ongoing efforts to reduce debt and optimize financial stewardship.
- This combination of tax relief, diversified revenues, and prudent forecasting positions the Town to maintain high-quality services while responding to community needs and evolving economic conditions.

- **Capital Project Investments:**

- \$77.7 million allocated to capital projects, including:
  - Beach renourishment (\$47.5 million).
  - Road and pathway improvements.
  - Stormwater management upgrades.
  - Streetscape enhancements.
  - Parks and open space.
  - Public safety facilities and equipment.
  - Workforce housing initiatives.

- **Organizational Capacity, Public Service, and Community Experience:**

- The FY26 budget reflects the Town's strategic investment in staff capacity, operational excellence, and enhanced quality of life for residents and visitors. Key highlights include:
  - New Full-Time Positions: Added positions in Integrated Pest Management, Community Code Enforcement, and Information Technology (Help Desk Technician) to support new Town Council

policy and associated programs, improve service delivery, environmental stewardship, and internal support.

- Operational Efficiencies: A targeted decrease in operating expenses through strategic cost reductions and resource optimization without compromising service quality.
- Land Management Modernization: Continued support for the comprehensive update to the Land Management Ordinance (LMO), enabling more effective land use policy and community development practices.
- Community Investment and Engagement: Increased funding for staff training and development, community events, and expanded cultural programming, including enhanced holiday lighting and seasonal celebrations.
- Public Space Enhancements: Targeted improvements to amenities in Town parks and beach parks to elevate recreational opportunities and visitor experience.
- Technology and Operational Advancements: Investments in new and existing technology and systems to improve Town operations, customer service, and responsiveness.
- Public Safety and Enforcement Support: Strengthened funding for public safety, including program enhancements for Fire Rescue, Shore Beach Services, and expanded Community Code Enforcement efforts.

- **Affiliated Agency Partnerships:**

- \$1.99 million in funding support allocated across nonprofit and community partners through a competitive review process:
  - Island Recreation Association (\$1,252,366);
  - Coastal Discovery Museum (\$141,650);
  - Mitchelville Preservation Project (\$105,000);
  - Lowcountry Regional Transportation Authority (Palmetto Breeze) (\$350,000); and
  - Beaufort County Economic Development Corporation (\$42,000)
  - Sea Turtle Patrol HHI (\$97,500).

- **Stormwater System Investment and Resilience:**

- The FY26 budget allocates \$11.1 million to the Town's stormwater program—without any rate increase—demonstrating a strong commitment to responsible fiscal management and environmental resilience. This funding supports:
  - Increased investment in the management, construction, and maintenance of critical stormwater infrastructure.
  - Enhanced program efficiencies to ensure long-term system performance and flood mitigation.
  - Ongoing efforts to safeguard water quality, reduce environmental impact, and improve drainage capacity across the Island.



- **Gullah Geechee Historic Neighborhoods Community Development Corporation:**
  - Dedicated funding to support the Gullah Geechee Historic Neighborhood Community Development Corporation (GGHNCDC) as a key partner in preserving and revitalizing Hilton Head Island's historic neighborhoods. This investment reinforces the Town's commitment to cultural heritage, land retention, and community-led development. Funding will assist with operational capacity, GGHNCDC Board of Director strategic initiatives, and programs that promote economic empowerment, neighborhood and housing stability, and the protection of Gullah Geechee traditions for future generations.
- **Environmental Resilience:**
  - Funding for sustainable stormwater utility program infrastructure upgrades, shoreline stabilization projects, and support for a fully organic Integrated Pest Management (IPM) program. These initiatives are designed to protect our environment, preserve quality of life, and ensure long-term community and ecological health.
- **Workforce Housing Program:**
  - The FY26 budget continues the Town's strategic commitment to advancing workforce housing opportunities and neighborhood stabilization through targeted public-private partnerships and capital investments. Initiatives include:
    - NorthPoint Development: Continued investment in the NorthPoint project, a public-private partnership focused on creating attainable housing opportunities and supporting land development aligned with the Town's long-term land use and housing goals.
    - Muddy Creek Neighborhood Stabilization: Implementation of the Muddy Creek Neighborhood Stabilization Plan through dedicated capital funding, supporting infrastructure improvements, housing preservation, and community resilience in this historically significant neighborhood.
    - Bryant Road Public-Private-Partnership and Other Housing Initiatives: Advances the Bryant Road public-private partnership project along with various workforce housing efforts.

## **FISCAL YEAR 2026 PROPOSED CONSOLIDATED BUDGET:**

The proposed Fiscal Year 2026 Consolidated Budget is outlined below and highlights each separate fund as follows:

### **A. General Fund**

The General Fund is used to account for all financial resources except those required to be accounted for in another fund. Its primary operating expenditures are general government, administrative services, public safety, community services, and public projects and facilities. Revenues accruing to the Town in the General Fund come from taxes, fees, interest earnings, and other sources which are used to support many of the general operations and expenses of the Town government.

For Fiscal Year 2026, a schedule showing the General Fund budget as compared to the 2025 adopted budget is proposed as follows:

| <b>General Fund</b>                   | <b>2025 Budget</b> | <b>2026 Budget</b> |
|---------------------------------------|--------------------|--------------------|
| Town Council                          | 470,064            | 432,314            |
| Town Manager                          | 1,158,622          | 1,305,583          |
| Finance                               | 3,333,330          | 3,533,296          |
| Human Resources                       | 869,670            | 997,963            |
| Community Engagement                  | 266,867            | 612,260            |
| Office of Cultural Affairs            | 387,022            | 386,649            |
| Information Technology                | 4,603,319          | 4,628,241          |
| Communications                        | 737,502            | 711,530            |
| Legal & Administration                | 370,761            | -                  |
| Engineering & Projects Administration | 782,092            | 477,691            |
| Transportation                        | 619,322            | 453,560            |
| Capital Projects                      | 605,319            | 813,051            |
| Facilities Maintenance                | 3,117,545          | 6,237,994          |
| Beach Operations                      | 1,054,726          | 837,635            |
| Public Services                       | 4,248,249          | -                  |
| Facilities Administration             | 709,431            | 1,090,733          |
| Planning & Operations                 | 244,093            | 271,974            |
| Planning Administration               | 452,929            | 463,328            |
| Building Services                     | 1,184,781          | 1,346,880          |
| Development Review and Zoning         | 637,833            | 681,480            |
| Community Development Services        | 993,103            | 1,056,927          |
| Community Planning                    | 1,474,855          | 1,013,147          |
| Workforce Housing                     | 200,007            | -                  |
| Built Environment                     | -                  | 211,683            |
| Fire Rescue                           | 23,008,159         | 23,957,431         |
| Public Safety                         | 899,637            | 1,140,907          |
| Townwide                              | 6,218,186          | 4,243,186          |
| Townwide Community Events             | 648,862            | 663,862            |
| Affiliated Agency Partnerships        | 3,250,641          | 1,988,516          |
| Transfer to Housing Fund              | -                  | 197,049            |
| <b>Total General Fund</b>             | <b>62,546,927</b>  | <b>59,754,870</b>  |

## **B. Capital Improvements Program Fund**

The Town's Capital Improvements Program Fund is used to account for and report on financial resources that are restricted, committed, or assigned for the acquisition, construction, or renovation of major capital facilities; ongoing major capital improvement projects; and major equipment or other capital asset acquisitions including land

acquisition which are not financed by another fund. The Capital Improvements Program (CIP) is the Town's program for planning capital improvement needs identified in the Comprehensive Plan, and other adopted Town Plans, and tying those needs to forecasted revenues for the current and up-coming Fiscal Years.

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires that all local governments who have adopted a Comprehensive Plan, inclusive of a Priority Investment chapter, must present the annual CIP budget to the local Planning Commission for its review and recommendation of the Program's elements. The proposed Fiscal Year 2026 CIP projects were presented to the Planning Commission on March 19, 2025 and are enclosed in **Attachment 2, Exhibit B**. A schedule showing Fiscal Years 2026 – 2030 Capital Improvements Program Priorities is shown as **Attachment 2, Exhibit C**.

A schedule showing the proposed Fiscal Year 2026 CIP budget as compared to the adopted 2025 CIP budget is shown as follows:

| <b>Capital Improvements Program Fund</b>    | <b>2025 Budget</b> | <b>2026 Budget</b> |
|---------------------------------------------|--------------------|--------------------|
| Beach Program                               | 5,099,000          | 1,320,000          |
| Beach Renourishment                         | 16,500,000         | 47,500,000         |
| Pathway Program                             | 5,500,000          | 1,650,000          |
| Roadway Program                             | 10,317,218         | 5,079,500          |
| Park Program                                | 19,815,273         | 10,636,000         |
| Facility and Equipment Program              | 8,402,291          | 4,721,000          |
| Stormwater Program                          | 2,193,310          | 6,350,880          |
| Fleet Program                               | 11,750,707         | 180,000            |
| Land Acquisition and Administration Program | 9,142,904          | 250,000            |
| <b>Total Capital Projects Fund Fund</b>     | <b>88,720,703</b>  | <b>77,687,380</b>  |

### **C. Debt Service Fund**

The Town's Debt Service Fund accounts for the financial resources that are restricted or committed to expenditures for, and the payment of, principal and interest on the Town's general long-term obligation debt, bonds, or other similar debt issued in support of its governmental activities.

The Fiscal Year 2026 funding strategy for the Beach Renourishment Project is designed to provide both fiscal responsibility and strategic flexibility. The current proposed budget includes an all-cash approach to fully fund the project, demonstrating the Town's strong financial position and commitment to preserving its coastal assets. However, to maintain budgetary flexibility and preserve reserves for other strategic initiatives, Town Council may consider approving the issuance of bonds to finance a portion of the project costs. The proposed budget includes the planned payment of callable bonds from the 2017

Beach Renourishment Project, enabling the Town to manage debt proactively while supporting critical infrastructure investments.

For Fiscal Year 2026, a schedule showing the Debt Service budget as compared to the 2025 adopted budget is proposed as follows:

| Debt Service Fund                      |  | 2025 Budget       | 2026 Budget       |
|----------------------------------------|--|-------------------|-------------------|
| Principal                              |  | 12,625,000        | 7,325,000         |
| Interest                               |  | 2,403,968         | 1,626,483         |
| Other                                  |  | 71,032            | 17,600            |
| Anticipated Debt Costs                 |  | 1,600,000         | 2,400,000         |
| Callable Special Obligation Beach Bond |  | -                 | 7,495,000         |
| <b>Total Debt Service Fund</b>         |  | <b>16,700,000</b> | <b>18,864,083</b> |

#### **D. Stormwater Utility Fund**

The Town's Stormwater Utility Fund is used to account for revenues generated from stormwater utility fees that support the Town's Municipal Separate Storm Sewer System Program, also known as MS4, and its management of stormwater discharges into federal, state, and local waters. The Town strives to protect surrounding water bodies and enhance the natural resources by improving water quality through the promotion and implementation of effective stormwater management practices, regulation of land development, collaboration with regional jurisdictions, along with public education and outreach through its Stormwater Management Program.

The Fiscal Year 2026 Budget includes strategic use of interfund transfers to support both operational needs and long-term capital priorities. It includes a transfer of \$350,000 from the Stormwater Fund to the General Fund to provide operational support for stormwater-related staff and facility resources, ensuring effective alignment between day-to-day functions and the Town's broader resilience objectives. Also, a transfer of \$6,350,000 from the Stormwater Fund to the Capital Improvements Program (CIP) is included to support corrective maintenance and infrastructure improvement projects. These funds also enable reimbursements to active drainage agreement partners, reinforcing the Town's commitment to collaborative stormwater management and sustainable infrastructure investment.

For Fiscal Year 2026, a schedule showing the Stormwater Utility budget as compared to the 2025 adopted budget is proposed as follows:

| <b>Stormwater Utility Fund</b>        | <b>2025 Budget</b> | <b>2026 Budget</b> |
|---------------------------------------|--------------------|--------------------|
| Personnel and Benefits                | 842,381            | 916,066            |
| Debt Service                          | 148,574            | 42,851             |
| Operations                            | 1,298,570          | 1,290,480          |
| Maintenance, Modeling and Monitoring  | 5,533,166          | 2,190,000          |
| Transfer to General Fund              | 125,000            | 350,000            |
| Transfer to Capital Improvements Fund | 1,135,000          | 6,350,880          |
| <b>Total Stormwater Fund</b>          | <b>9,082,691</b>   | <b>11,140,277</b>  |

### **E. Housing Fund**

In 2023, the Town Council approved \$3.35 million in funding to launch a new Housing Fund within its Fiscal Year 2024 Consolidated Budget. The revenues within this Fund will be used to support workforce housing initiatives approved by the Town and the implementation of its adopted Workforce Housing Framework. In Fiscal Year 2025, Housing funds increased to \$4,000,000.

The Fiscal Year 2026 Budget reflects a structural adjustment in the accounting of housing-related expenditures to enhance transparency and alignment with program objectives. Personnel costs previously budgeted within the General Fund for housing-related functions have now been reallocated to the Housing Fund, ensuring that all housing program resources and activities are fully consolidated within a single fund. This change improves financial clarity and program accountability. Additionally, overall operations within the Housing Fund have decreased compared to the prior year, reflecting a strategic realignment of resources and a focus on targeted initiatives as the Town continues to advance its workforce housing goals.

For Fiscal Year 2026, a schedule showing the Housing Fund budget as compared to the 2025 adopted budget is proposed as follows:

| <b>Housing Fund</b>                    | <b>2025 Budget</b> | <b>2026 Budget</b> |
|----------------------------------------|--------------------|--------------------|
| Northpoint Housing P3                  | 1,000,000          | 1,000,000          |
| Muddy Creek Neighborhood Stabilization | 1,500,000          | 1,500,000          |
| Bryant Road P3                         | 1,000,000          | 1,000,000          |
| Beaufort Jasper Housing Trust Dues     | 89,206             | 181,088            |
| Workforce Housing Operations           | 410,794            | 102,717            |
| Workforce Housing Personnel            | -                  | 194,332            |
| <b>Total Housing Fund</b>              | <b>4,000,000</b>   | <b>3,978,137</b>   |

### **F. Gullah Geechee Historic Neighborhoods Community Development Corporation**



The Town Council created the Gullah Geechee Historic Neighborhoods Community Development Corporation to serve the Town's historic neighborhoods identified as Bay Gall, Big Hill, Chaplin, Gardner, Grassland, Jarvis, Jonesville, Marshland, Mitchelville, Spanish Wells, Squire Pope, and Stoney areas of the Island. This action was taken to address significant threats to these areas due to a sustained and continuing absence of viable economic opportunities, lack of access to safe, respectable, and quality affordable housing options, limited access to critical skills, training, and education programs. The revenues identified within this Fund will be used to support the operations of the Corporation as well as implementing its adopted Strategic Plan.

At its March 19, 2025, meeting, the Board of Directors for the Gullah Geechee Historic Neighborhoods Community Development Corporation voted unanimously to endorse the proposed budget that is contained with this Staff Memorandum and corresponding Budget Ordinance.

For Fiscal Year 2026, the Gullah Geechee Historic Neighborhoods Community Development Corporation budget as compared to the 2025 adopted budget is proposed as follows:

| <b>Gullah Geechee Historic Neighborhoods<br/>Community Development Corporation<br/>(GGHNCD) Fund</b> |                          |                    |
|------------------------------------------------------------------------------------------------------|--------------------------|--------------------|
|                                                                                                      | <b>2025 Budget</b>       | <b>2026 Budget</b> |
| Personnel and Benefits                                                                               | 200,376                  | 212,801            |
| Operating                                                                                            | 65,125                   | 39,592             |
| Professional Services                                                                                | 310,000                  | 204,210            |
| Grants and Incentives Loans                                                                          | 1,500,000                | 1,500,000          |
| Capital Outlay and Land Acquisition                                                                  | 1,250,000                | 1,250,000          |
| Project Expenses and Contingency                                                                     | 80,000                   | 80,000             |
|                                                                                                      | <b>Total GGHNCD Fund</b> |                    |
|                                                                                                      | <b>3,405,501</b>         | <b>3,286,603</b>   |

#### **G. Additional Considerations**

The proposed Fiscal Year 2026 Budget provides for additional considerations that are important to highlight as part of this Memorandum. These considerations include the following:

1. Funded positions are identified in the Fiscal Year 2026 Budget Ordinance and consists of 284 full-time employees, 16 part-time employees, and 10 seasonal employees. This represents an increase of 2 full-time employees and a change of 1 part-time employee to a full-time employee from the adopted Fiscal Year 2025 Budget.

2. All budget transfer and supplements shall be made in conformance with the Town's budget policies as outlined herein:

A. General Fund. The General Fund budgetary authority is to be adopted at the departmental level with the exception that the Town Manager, or designee, shall have the authority to transfer funds across departmental accounts to implement staff reorganizations and salary adjustments. Additionally, the Town Manager, or designee, shall have the authority to transfer up to \$100,000 within this fund as may be necessary to achieve the goals of the budget; larger transfers will require Town Council approval.

B. Capital Improvements Program Fund. The Capital Improvements Program Fund is to be adopted at the program level. The Town Manager, or designee, shall have the authority to transfer appropriated funds between projects within each program category identified in the Capital Improvement Program Fund if the project(s) fall under the same functional program category. The appropriated projects under the Capital Improvement Program Fund are on a multi-year project basis and are effective as of July 1, 2025, and shall be reappropriated each new fiscal year until the project is complete but said appropriations are subject to cancellation or amendment by the Town Council as may be in the best interest of the Town.

C. Debt Service Fund. The Debt Service Fund is to be adopted at the fund level and does not contain additional provisions for the transfers of budgeted funds within this fund.

D. Stormwater Fund. The Stormwater Fund is to be adopted at the fund level. Additionally, the Town Manager, or designee, shall have the authority to transfer up to \$100,000 within this fund as may be necessary to achieve the goals of the budget; larger transfers will require Town Council approval.

E. Housing Fund. The Housing Fund is to be adopted at the fund level and does not contain additional provisions for the transfers of budgeted funds within this fund.

F. Gullah Geechee Historic Neighborhoods Community Development Corporation. The Gullah Geechee Historic Neighborhoods Community Development Corporation Fund is to be adopted at the fund level. Additionally, the Town Manager, or designee, shall have the authority to transfer up to \$100,000 within this fund as may be necessary to achieve the goals of the budget; larger transfers will require Town Council approval.

For all funds, all outstanding encumbrances as of June 30, 2025, will carry forward into Fiscal Year 2026 to the same department, account, or project for which they are encumbered in Fiscal Year 2025 subject to approval by the Town Council via an appropriate budget amendment.

## **H. Fund Reserve Policy**

The proposed Fiscal Year 2026 Budget provides for updates to the Fund Reserve Policy. These considerations include the revisions shown in **Attachment 2, Exhibit E** and as follows:

The Fund Reserve Policy reaffirms the following:

- The General Fund Operating Reserve policy to be a lower limit of 40% of the next year's budget and an upper limit of 55% of next year's budget. This action recognizes Town Council's commitment to prudent operations, strong reserves, strong bond ratings and strong emergency preparedness.
- The Real Estate Transfer Fee Fund Reserve is maintained at a minimum of \$1.0 million.

The Fund Reserve Policy includes the following revisions:

- The Beach Preservation Reserve has been increased from a maximum of \$12.0 million to a minimum of \$20.0 million.
- A Hospitality Tax Reserve of a minimum of \$5.0 million has been added to the Fund Reserve Policy.
- A Stormwater Utility Fund Reserve of a minimum of \$5.0 million has been added to the Fund Reserve Policy.
- The Natural Disaster Reserve has increased from a minimum of \$20.0 million to a minimum of \$36.0 million.

The Fund Reserve Policy also includes allocation of the Airbnb Settlement Funds as follows:

- Beach Preservation Fee Fund Reserve - \$2,600,000
- General Fund Reserve – Local Accommodations Tax - \$1,507,015
- General Fund Reserve – Business License Tax - \$1,507,016

## **ANNUAL BUDGET ADOPTION PROCESS:**

Pursuant to § 5-13-90(2) of the South Carolina Code of Laws and § 2-9-40(2) of the Municipal Code for the Town of Hilton Head Island, the Town Manager is charged with presenting a balanced budget for review by the Town Council beginning in May as part of the annual budget adoption process. The Town Manager met with all Department Heads and all Town Council members to develop this proposed budget and ensured that their respective input and guidance was incorporated accordingly.

The schedule for review and adoption of the budget is as follows:

- Notice of Public Hearing on Fiscal Year 2026 Budget Published -- April 20, 2025
- First Public Hearing on Fiscal Year 2026 Budget – May 6, 2025
- First Reading of Budget Ordinance – May 6, 2025

- Budget Workshop on General Fund, Debt Service Fund, Stormwater Utility Fund, Housing Fund, and Gullah Geechee Historic Neighborhoods Community Development Corporation Fund – May 12, 2025
- Budget Workshop on CIP Fund – May 13, 2025
- Second Public Hearing on Fiscal Year 2025 Budget – June 3, 2025
- Second Reading of Budget Ordinance – June 3, 2025

The Town Manager therefore provides this proposed Fiscal Year 2026 Consolidated Budget to fulfill this obligation and recommends this budget to Town Council for its adoption for the Fiscal Year ending June 30, 2026.

**ATTACHMENTS:**

1. Staff Memorandum on Town Council Preliminary Outcomes for Fiscal Year 2026 – Fiscal Year 2028 Strategic Action Plan
2. Proposed Fiscal Year 2026 Budget Ordinance
  - a. Exhibit A – Link to Fiscal Year 2026 Consolidated Budget Summary
  - b. Exhibit B – Fiscal Year 2026 Capital Improvements Program Budget
  - c. Exhibit C – Fiscal Years 2026-2030 Capital Improvements Program Priorities
  - d. Exhibit D – Town of Hilton Head Island Staff 2026 Holiday Schedule
  - e. Exhibit E – Fund Reserve Policy
  - f. Exhibit F – Town of Hilton Head Island Master Fee Schedule
3. DRAFT Fiscal Year 2026 Consolidated Budget Presentation



## TOWN OF HILTON HEAD ISLAND

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### *Town Council*

**TO:** Town Council  
**FROM:** Marc Orlando, *Town Manager, ICMA-CM*  
**CC:** Adriana Burnett, *Finance Director*  
Shawn Colin, Assistant Town Manager  
**DATE:** June 3, 2025  
**SUBJECT:** Preliminary Outcomes for FY2026 - FY2028 Strategic Action Plan

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At the request of Town leadership, MRB Group facilitated a comprehensive strategic planning process culminating in the February 26–27, 2025 Town Council Strategic Planning Workshop. This initiative built upon the Town's existing Strategic Plan framework, including the 2020 Comprehensive Plan and the 2023 Strategic Action Plan.

The Strategic Planning process included a review of existing plans, interviews and surveys with Town Council members, and an intensive workshop that addressed governance, plan progress, and priority setting. The initial strategic priorities, identified by the Town Council during the February 2025 Strategic Planning Workshop, with refinements scheduled for June 2025 and formal adoption of the FY 2026–2028 Strategic Action Plan set for July 2025, will serve as the foundation for the Town's strategic and operational planning over the next three years. These priorities are outlined below:

- Protect the Island's Character through Growth Management
- Enhance Major Corridors and Streets
- Assess and Reinforce Island Resilience
- Upgrade Stormwater Infrastructure
- Enhance Public Safety Readiness and Facilities
- Support Economic Development and Business Retention
- Advance Workforce Housing Opportunities
- Preserve and Celebrate Gullah Geechee Culture and Heritage

This updated strategic framework is intended to serve as a living document, guiding policymaking, budget development, and operational priorities over the coming years.



**TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO RAISE REVENUES, PROVIDE FOR EXPENDITURES, AND ADOPT A CONSOLIDATED BUDGET FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, FOR THE FISCAL YEAR ENDING JUNE 30, 2026; TO ESTABLISH A PROPERTY TAX LEVY; TO ESTABLISH VARIOUS FUNDS; TO ESTABLISH A POLICY FOR ACQUISITION OF RIGHTS OF WAY AND EASEMENTS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Section 5-7-260(3) of the Code of Laws for South Carolina 1976, as amended, and Section 2-7-20 of the Municipal Code of the Town of Hilton Head Island, South Carolina, require that the Town Council act by ordinance to adopt a budget and levy taxes, pursuant to public notice; and

**WHEREAS**, Town Council desires to identify its operating and capital budgets for the upcoming fiscal year, to set aside any remaining funds into its reserve accounts, to provide for emergency-related expenditures, and to offset any prior fiscal year tax revenue income stream deficiencies; and

**WHEREAS**, Town Council finds that it is economical and efficient to authorize the Town Manager to move forward with construction contract modifications, change orders, contract price adjustments, and execution of contracts for supplies, services, and construction where the contract amount involved does not exceed budget funds either as approved by Town Council or from a transfer of funds as provided for within this Consolidated Municipal Budget.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA; AND IT IS HEREBY ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:**

**Section 1. Adoption of the Budget.** The prepared budget of estimated revenues and expenses, a copy of which is attached hereto and incorporated herein as **Exhibit A**, consisting of a consolidated budget in the amount of \$174,711,350 estimated revenues and estimated expenses is hereby adopted as the budget for the Town of Hilton Head Island for the fiscal year ending June 30, 2026.

Through the adoption of this budget, the Town Manager is hereby authorized to employ a total of 284 full-time employees, 16 part-time employees, and 10 seasonal employees which are hereby deemed funded positions. The Town Manager shall be authorized to amend his or her organizational structure to add, remove, or to reassign individuals to new or alternative roles within the organization so long as the cumulative number of funded positions identified above are not exceeded within the respective categories of full-time, part-time, or seasonal employees.

The General Fund budgetary authority is hereby adopted at the Fund level as follows.

| General Fund                          |  | 2025 Budget       | 2026 Budget       |
|---------------------------------------|--|-------------------|-------------------|
| Town Council                          |  | 470,064           | 432,314           |
| Town Manager                          |  | 1,158,622         | 1,305,583         |
| Finance                               |  | 3,333,330         | 3,533,296         |
| Human Resources                       |  | 869,670           | 997,963           |
| Community Engagement                  |  | 266,867           | 612,260           |
| Office of Cultural Affairs            |  | 387,022           | 386,649           |
| Information Technology                |  | 4,603,319         | 4,628,241         |
| Communications                        |  | 737,502           | 711,530           |
| Legal & Administration                |  | 370,761           | -                 |
| Engineering & Projects Administration |  | 782,092           | 477,691           |
| Transportation                        |  | 619,322           | 453,560           |
| Capital Projects                      |  | 605,319           | 813,051           |
| Facilities Maintenance                |  | 3,117,545         | 6,237,994         |
| Beach Operations                      |  | 1,054,726         | 837,635           |
| Public Services                       |  | 4,248,249         | -                 |
| Facilities Administration             |  | 709,431           | 1,090,733         |
| Planning & Operations                 |  | 244,093           | 271,974           |
| Planning Administration               |  | 452,929           | 463,328           |
| Building Services                     |  | 1,184,781         | 1,346,880         |
| Development Review and Zoning         |  | 637,833           | 681,480           |
| Community Development Services        |  | 993,103           | 1,056,927         |
| Community Planning                    |  | 1,474,855         | 1,013,147         |
| Workforce Housing                     |  | 200,007           | -                 |
| Built Environment                     |  | -                 | 211,683           |
| Fire Rescue                           |  | 23,008,159        | 23,957,431        |
| Public Safety                         |  | 899,637           | 1,140,907         |
| Townwide                              |  | 6,218,186         | 4,243,186         |
| Townwide Community Events             |  | 648,862           | 663,862           |
| Affiliated Agency Partnerships        |  | 3,250,641         | 1,988,516         |
| Transfer to Housing Fund              |  | -                 | 197,049           |
| <b>Total General Fund</b>             |  | <b>62,546,927</b> | <b>59,754,870</b> |

A schedule showing the Fiscal Year 2026 Capital Improvements Program, which includes priority recommendations from the Planning Commission is attached hereto and incorporated by reference as **Exhibit B**. A schedule showing Fiscal Years 2026 – 2030 Capital Improvements Program Priorities is shown as **Exhibit C**. The Capital Improvements Program Fund is hereby adopted at the Fund level as follows:

| <b>Capital Improvements Program Fund</b>    |  | <b>2025 Budget</b> | <b>2026 Budget</b> |
|---------------------------------------------|--|--------------------|--------------------|
| Beach Program                               |  | 5,099,000          | 1,320,000          |
| Beach Renourishment                         |  | 16,500,000         | 47,500,000         |
| Pathway Program                             |  | 5,500,000          | 1,650,000          |
| Roadway Program                             |  | 10,317,218         | 5,079,500          |
| Park Program                                |  | 19,815,273         | 10,636,000         |
| Facility and Equipment Program              |  | 8,402,291          | 4,721,000          |
| Stormwater Program                          |  | 2,193,310          | 6,350,880          |
| Fleet Program                               |  | 11,750,707         | 180,000            |
| Land Acquisition and Administration Program |  | 9,142,904          | 250,000            |
| <b>Total Capital Projects Fund Fund</b>     |  | <b>88,720,703</b>  | <b>77,687,380</b>  |

The Debt Service Fund budget includes the planned payment of callable bonds from the 2017 Beach Renourishment Project, enabling the Town to manage debt proactively while supporting critical infrastructure investments. The Debt Service Fund is hereby adopted at the Fund level as follows:

| <b>Debt Service Fund</b>               |  | <b>2025 Budget</b> | <b>2026 Budget</b> |
|----------------------------------------|--|--------------------|--------------------|
| Principal                              |  | 12,625,000         | 7,325,000          |
| Interest                               |  | 2,403,968          | 1,626,483          |
| Other                                  |  | 71,032             | 17,600             |
| Anticipated Debt Costs                 |  | 1,600,000          | 2,400,000          |
| Callable Special Obligation Beach Bond |  | -                  | 7,495,000          |
| <b>Total Debt Service Fund</b>         |  | <b>16,700,000</b>  | <b>18,864,083</b>  |

The Stormwater Utility Fund is hereby adopted at the Fund level as follows:

| <b>Stormwater Utility Fund</b>        |  | <b>2025 Budget</b> | <b>2026 Budget</b> |
|---------------------------------------|--|--------------------|--------------------|
| Personnel and Benefits                |  | 842,381            | 916,066            |
| Debt Service                          |  | 148,574            | 42,851             |
| Operations                            |  | 1,298,570          | 1,290,480          |
| Maintenance, Modeling and Monitoring  |  | 5,533,166          | 2,190,000          |
| Transfer to General Fund              |  | 125,000            | 350,000            |
| Transfer to Capital Improvements Fund |  | 1,135,000          | 6,350,880          |
| <b>Total Stormwater Utility Fund</b>  |  | <b>9,082,691</b>   | <b>11,140,277</b>  |

The Housing Fund is hereby adopted at the Fund level as follows:

| <b>Housing Fund</b>                    | <b>2025 Budget</b> | <b>2026 Budget</b> |
|----------------------------------------|--------------------|--------------------|
| Northpoint Housing P3                  | 1,000,000          | 1,000,000          |
| Muddy Creek Neighborhood Stabilization | 1,500,000          | 1,500,000          |
| Bryant Road P3                         | 1,000,000          | 1,000,000          |
| Beaufort Jasper Housing Trust Dues     | 89,206             | 181,088            |
| Workforce Housing Operations           | 410,794            | 102,717            |
| Workforce Housing Personnel            | -                  | 194,332            |
| <b>Total Housing Fund</b>              | <b>4,000,000</b>   | <b>3,978,137</b>   |

The Gullah Geechee Historic Neighborhoods Community Development Corporation Fund is hereby adopted at the Fund level as follows:

| <b>Gullah Geechee Historic Neighborhoods<br/>Community Development Corporation<br/>(GGHNCD) Fund</b> | <b>2025 Budget</b> | <b>2026 Budget</b> |
|------------------------------------------------------------------------------------------------------|--------------------|--------------------|
| Personnel and Benefits                                                                               | 200,376            | 212,801            |
| Operating                                                                                            | 65,125             | 39,592             |
| Professional Services                                                                                | 310,000            | 204,210            |
| Grants and Incentives Loans                                                                          | 1,500,000          | 1,500,000          |
| Capital Outlay and Land Acquisition                                                                  | 1,250,000          | 1,250,000          |
| Project Expenses and Contingency                                                                     | 80,000             | 80,000             |
| <b>Total GGHNCD Fund</b>                                                                             | <b>3,405,501</b>   | <b>3,286,603</b>   |

**Section 2. Establishment of Property Tax Levy.** A tax to cover the period from July 1, 2025 through June 30, 2026, inclusive, for the sums and in the manner hereinafter mentioned, is and shall be, levied, collected and paid into the treasury of the Town of Hilton Head Island for its uses at a millage (mill) rate on assessed value of real estate and personal property of every description owned in the Town of Hilton Head Island, except such property as is exempt from taxation under the Constitution and laws of the State of South Carolina. Said tax levy shall be paid into the Town Treasury for the credit of the Town of Hilton Head Island for its corporate purposes, for the purpose of paying current operational expenses of the said municipality in the amount of **14.3 mills** and Debt Service in the amount of **5.1 mills** making the total levy for Fiscal Year 2026 of **19.4 mills**.

**Section 3. Establishment of Budgeted Funds.** To facilitate operations, there shall be established and maintained a General Fund, a Capital Improvements Program Fund, a Debt Service Fund, a Stormwater Utility Fund, a Housing Fund, and a Gullah Geechee Historic Neighborhood Community Development Corporation Fund, and such other appropriate funds in such amounts as are provided for in this Budget, or as hereafter modified pursuant to appropriate Town Council action.

**Section 4. Other Funds.** The Natural Disaster fund is limited to activity related to an officially declared emergency. This fund captures the financial activities from declared disasters, reimbursements from state and federal agencies and holds funds set aside for future emergencies.

**Section 5. Transfer of Funds.** All budget transfers and supplements shall be made in conformance with the Town's budget policies as outlined herein:

**A. General Fund.** The General Fund budgetary authority is to be adopted at the departmental level with the exception that the Town Manager, or designee, shall have the authority to transfer funds across departmental accounts to implement staff reorganizations and salary adjustments. Additionally, the Town Manager, or designee, shall have the authority to transfer up to \$100,000 within this Fund as may be necessary to achieve the goals of the budget; larger transfers will require Town Council approval.

**B. Capital Improvements Program Fund.** The Capital Improvements Program Fund is to be adopted at the program level. The Town Manager, or designee, shall have the authority to transfer appropriated funds between projects within each program category identified in the Capital Improvement Program Fund if the project(s) fall under the same functional program category. The appropriated projects under the Capital Improvement Program Fund are on a multi-year project basis and are effective as of July 1, 2025, and shall be reappropriated each new fiscal year until the project is complete but said appropriations are subject to cancellation or amendment by the Town Council as may be in the best interest of the Town.

**C. Debt Service Fund.** The Debt Service Fund is to be adopted at the Fund level and does not contain additional provisions for the transfers of budgeted funds within this Fund.

**D. Stormwater Fund.** The Stormwater Fund is to be adopted at the Fund level. Additionally, the Town Manager, or designee, shall have the authority to transfer up to \$100,000 within this Fund as may be necessary to achieve the goals of the budget; larger transfers will require Town Council approval.

**E. Housing Fund.** The Housing Fund is to be adopted at the Fund level and does not contain additional provisions for the transfers of budgeted funds within this Fund.

**F. Gullah Geechee Historic Neighborhoods Community Development Corporation.** The Gullah Geechee Historic Neighborhoods Community Development Corporation Fund is to be adopted at the Fund level. Additionally, the Town Manager, or designee, shall have the authority to transfer up to \$100,000 within this Fund as may be necessary to achieve the goals of the budget; larger transfers will require Town Council approval.

For all Funds, all outstanding encumbrances as of June 30, 2025, will carry forward into Fiscal Year 2026 to the same department, account, or project for which they are encumbered in Fiscal Year 2025 subject to approval by the Town Council via an appropriate budget amendment.

**Section 6. Affiliated Agency Funding.** This budget provides funding for entities identified as Affiliated Agents of the Town. Affiliated Agents are those entities who serve as an integral partner who is contracted by the Town to deliver public services on the Town's behalf instead of the Town providing those services directly. By virtue of adopting this budget, the Town hereby states that the services to be provided under the Affiliated Agency program will benefit the public by virtue of the nature of the services to be provided, that the public will be the primary beneficiary of such service, that the services are not of a speculative nature and are well defined in terms of the benefits to be provided to the public, and that on balance, the services to be provided will ultimately serve a public interest as compared to any ancillary benefit to a private party or entity.

For Fiscal Year 2026, the Town's Finance and Administrative Committee voted on March 18, 2025, to recommend funding as displayed in the table below for Affiliated Agencies in the cumulative amount of \$1,988,516 and is included in the General Fund in Section 1 under Community Grants.

| <b>Affiliated Agencies</b>                              |  | <b>2026 Budget</b> |
|---------------------------------------------------------|--|--------------------|
| Island Recreation Association                           |  | 1,252,366          |
| Coastal Discovery Museum                                |  | 141,650            |
| Mitchelville Preservation Project                       |  | 105,000            |
| Lowcountry Regional Transit Authority (Palmetto Breeze) |  | 350,000            |
| Beaufort County Economic Development Corporation        |  | 42,000             |
| Sea Turtle Patrol HHI                                   |  | 97,500             |
| <b>Total Affiliated Agencies</b>                        |  | <b>1,988,516</b>   |

**Section 7. Acquisition of Rights of Way and Easements.** The Town Manager is charged with the duty of executing all necessary documents to obtain rights of way, easements, and other property interests necessary to complete duly authorized Capital Improvement Projects.

Capital Improvement Projects, based on the ownership and life expectancy of the assets or improvements or based on the funding source authorized, may be budgeted in the General, Capital Improvements Program or Stormwater Funds. If expenditures are expressly authorized for an approved Capital Improvement Project in any of the budgeted funds, then the Town Manager is hereby authorized to execute all necessary documents and to expend such funds as are approved pursuant to the Capital Improvements Program Budget. Provided, however, if the costs of acquisition of such real property interests materially exceeds the amount budgeted in the approved Capital Improvement Project and the Town Manager is unable to move sufficient additional funds from other authorized sources, the Town Manager shall be required to obtain the approval of Town Council for such additional expenditures. Nothing herein shall obviate the requirement that no condemnations shall be commenced without the appropriate approval of the Town Council for the Town of Hilton Head Island.



**Section 8. Holiday Schedule.** As part of the adoption of the Budget, the Town Council approves the Town of Hilton Head Island Staff 2026 Holiday Schedule in accordance with the schedule shown in **Exhibit D**.

**Section 9. Approval of State Accommodation Tax.** The Town Budget is relying on State Accommodation Tax (State ATAX) revenues for the operation of the Town in accordance with the Tourism Expenditure Review Committee guidelines in the amount of \$3,500,000. This amount is inclusive of the amounts as provided by State Law formulas (\$25,000 and 5% of State ATAX collections) and is hereby approved with this budget. Town Council also authorizes tourism related capital projects from State Accommodations Taxes in accordance with the Tourism Expenditure Review Committee guidelines for parks, facilities, and equipment in the amount of \$2,832,066 in the Town's Capital Improvements Program for 2025-2026 plus any carryforward of capital projects from the 2024-2025 Capital Improvements Program budget. The Town Council also authorizes workforce housing related projects from State Accommodations Taxes in accordance with South Carolina law and the Tourism Expenditure Review Committee guidelines in the FY 2025 carry forward amount of \$1,000,000 in the Town's Housing Fund for 2025-2026.

**Section 10. Airbnb Settlement.** The Town has received a Settlement Payment in the amount of \$5,614,031 from Airbnb in full and complete satisfaction of any and all liability or potential liability of Airbnb for any applicable Accommodations Taxes and any applicable Business License Taxes, including any applicable or potentially applicable penalties and interest, for all periods prior to and including September 30, 2024. Town Council authorizes this Settlement Payment to be allocated to the following Funds.

1. Beach Preservation Fee Fund Reserve - \$2,600,000
2. General Fund Reserve – Local Accommodations Tax - \$1,507,015
3. General Fund Reserve – Business License Tax - \$1,507,016

**Section 11. Financial Policies GFOA Updates.** The Government Finance Officers Association publishes best practices financial policies. The Town reviews the applicability of those policies and incorporates many of those into the Town's policies. These are published annually in the budget document. Subjects addressed are:

1. Measurement Focus and Basis of Accounting
2. Fund Reserve
3. Grants
4. Debt Management
5. Investment
6. Accounting and Financial Reporting
7. Risk Management and Internal Controls
8. Procurement
9. Long-Term financial planning
10. Structurally balanced budget
11. Capital Assets
12. Capital Improvements Plan
13. Revenues
14. Expenditures

15. Operating Budget
16. Municipal Check Signing

As part of the adoption of the Budget, the Town Council approves a revised Fund Reserve Policy as shown in **Exhibit E**.

The Fund Reserve Policy reaffirms the following:

1. The General Fund Operating Reserve policy to be a lower limit of 40% of the next year's budget and an upper limit of 55% of next year's budget. This action recognizes Town Council's commitment to prudent operations, strong reserves, strong bond ratings and strong emergency preparedness.
2. The Real Estate Transfer Fee Fund Reserve is maintained at a minimum of \$1.0 million.

The Fund Reserve Policy includes the following revisions:

1. The Beach Preservation Reserve has been increased from a maximum of \$12.0 million to a minimum of \$20.0 million with an additional \$2.6 million allocated in Fiscal Year 2026 from the Airbnb Settlement.
2. A Hospitality Tax Reserve of a minimum of \$5.0 million has been added to the Fund Reserve Policy.
3. A Stormwater Utility Fund Reserve of a minimum of \$5.0 million has been added to the Fund Reserve Policy.
4. The Natural Disaster Reserve has been increased from a minimum of \$20.0 million to a minimum of \$36.0 million.

The Fund Reserve Policy also includes allocation of the Airbnb Settlement Funds as follows:

1. Beach Preservation Fee Fund Reserve - \$2,600,000
2. General Fund Reserve – Local Accommodations Tax - \$1,507,015
3. General Fund Reserve – Business License Tax - \$1,507,016

It is our intent that the substance of these policies will be included in the annual budget document and the annual comprehensive financial report and that both will be available for public inspection following their adoption and/or completion.

**Section 12. Fees.** To be competitive, the Town fee schedule is updated as part of **Exhibit F** which is incorporated as if fully restated herein and is hereby adopted as part of this Ordinance.

**Section 13. 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 14. Effective Date.** This Ordinance shall be effective upon its enactment by the Town Council for the Town of Hilton Head Island.

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

\_\_\_\_\_  
Alan Perry, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Gammon, Town Clerk

First Public Hearing: \_\_\_\_\_

Second Public Hearing: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Curtis Coltrane, Town Attorney

**EXHIBIT A**

LINK TO FISCAL YEAR 2026 CONSOLIDATED BUDGET SUMMARY

<https://hiltonheadislandsc.gov/budget/FY2026/>

## CAPITAL IMPROVEMENT PROGRAM - FY 2026 PROPOSED BUDGET

Revised: May 20, 2025

|                             |                                                                |               |                                                                                                                                                                                                                                       |                                                         |                                                        |                                                   |                                               |                         |                                      | FY 2026 Project Schedule |            |              |
|-----------------------------|----------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|--------------------------|------------|--------------|
| Project                     | Project Type                                                   | Project Scope | FY 2025 Amended Budget                                                                                                                                                                                                                | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design                   | Permitting | Construction |
| <b>BEACH PROGRAM</b>        |                                                                |               |                                                                                                                                                                                                                                       |                                                         |                                                        |                                                   |                                               |                         |                                      |                          |            |              |
| 1                           | Beach Park Maintenance & Improvements                          | Maintenance   | Repairs, replacement, and general improvements to beach parks such as facilities, hardscape, landscaping, lighting, boardwalks, beach mats, and site furnishings, and other capital infrastructure.                                   | \$ 250,000                                              | \$ -                                                   | \$ 150,000                                        | \$ 150,000                                    | \$ 150,000              | ★                                    |                          |            | ✓            |
| 2                           | Beach Management & Monitoring                                  | Maintenance   | Activities to manage and monitor the beach and dune system including island wide beach survey and monitoring, endangered species monitoring, and other similar activities.                                                            | \$ 200,000                                              | \$ -                                                   | \$ 220,000                                        | \$ 220,000                                    | 220,000                 | ★                                    |                          |            |              |
| 3                           | Beach Renourishment                                            | Maintenance   | Renourishment of beaches at Pine Island, Fish Haul Creek, "The Heel", Central, and South Beach.                                                                                                                                       | \$ 16,500,000                                           | \$ 15,000,000                                          | \$ 32,500,000                                     | \$ 32,500,000                                 | 47,500,000              | ★                                    |                          |            | ✓            |
| 4                           | Islanders Beach Park Improvements                              | Discretionary | Parking area expansion and renovation, building improvements, stormwater infrastructure improvements, playground equipment replacement, construction of new pathways, landscaping and signage improvements, and boardwalk repairs.    | \$ 3,850,000                                            | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |
| 5                           | Folly Field Beach Park Improvements                            | Discretionary | Renovation consisting of restroom building exterior renovation, landscaping enhancements, new signage, consolidation of lighting and camera systems, and other improvements.                                                          | \$ -                                                    | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |
| 6                           | Coligny Beach Park Boardwalk Maintenance                       | Maintenance   | Replacement and repair to existing decking, including structural repairs where necessary.                                                                                                                                             | \$ -                                                    | \$ -                                                   | \$ 250,000                                        | \$ 250,000                                    | 250,000                 | ★                                    |                          |            | ✓            |
| 7                           | Harbour Town Dredge                                            | Maintenance   | Agreement with South Island Dredging Association to assist with funding for dredging of Harbour Town Yacht Basin and Braddock Cove Creek.                                                                                             | \$ 600,000                                              | \$ 600,000                                             | \$ -                                              | \$ -                                          | 600,000                 | ★                                    |                          |            | ✓            |
| 8                           | Beach Program Contingency                                      | N/A           | Contingency for unexpected expenses.                                                                                                                                                                                                  | \$ 100,000                                              | \$ -                                                   | \$ -                                              | \$ 100,000                                    | 100,000                 |                                      |                          |            |              |
|                             | Beach Wheelchair Storage                                       | N/A           | Permanent storage structure for increased beach wheelchairs stemming from Chamber Leadership Class project; 5 locations                                                                                                               | \$ 99,000                                               | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |
| <b>Total Beach Program</b>  |                                                                |               | \$ 21,599,000                                                                                                                                                                                                                         | \$ 15,600,000                                           | \$ 32,500,000                                          | \$ 720,000                                        | \$ 33,220,000                                 | \$ 48,820,000           |                                      |                          |            |              |
| <b>PATHWAY PROGRAM</b>      |                                                                |               |                                                                                                                                                                                                                                       |                                                         |                                                        |                                                   |                                               |                         |                                      |                          |            |              |
| 9                           | Pathway Maintenance & Improvements                             | Maintenance   | 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. | \$ 350,000                                              | \$ -                                                   | \$ 500,000                                        | \$ 500,000                                    | \$ 500,000              | ★                                    |                          |            | ✓            |
| <b>New Pathway Segments</b> |                                                                |               |                                                                                                                                                                                                                                       |                                                         |                                                        |                                                   |                                               |                         |                                      |                          |            |              |
| 10                          | Jonesville Road Pathway (Western Terminus to Spanish Wells Rd) | Discretionary | Construction of new pedestrian pathway off of Spanish Wells Road into and through the Jonesville neighborhood.                                                                                                                        | \$ 4,500,000                                            | \$ 500,000                                             |                                                   | \$ -                                          | 500,000                 | ★                                    | ✓                        | ✓          |              |

|                               |                                                                                           |               |                                                                                                                                                                                                            |                        |                                                         |                                                        |                                                   |                                               |                         | FY 2026 Project Schedule             |        |            |              |
|-------------------------------|-------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|--------|------------|--------------|
| Project                       |                                                                                           | Project Type  | Project Scope                                                                                                                                                                                              | FY 2025 Amended Budget | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design | Permitting | Construction |
| 11                            | Dunnagans Alley Pathway (Wexford Drive to Arrow Road)                                     | Discretionary | 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.                                     | \$ 100,000             |                                                         | \$ 250,000                                             |                                                   | \$ 250,000                                    | 250,000                 | ★                                    | ✓      | ✓          |              |
| 12                            | William Hilton Parkway EB Pathway (Wexford Drive to Arrow Road)                           | Discretionary | Construction of new pathway from Village at Wexford to Arrow Road. SC DOT TAP Grant Project.                                                                                                               | \$ 100,000             |                                                         | \$ 300,000                                             |                                                   | \$ 300,000                                    | 300,000                 | ★                                    | ✓      |            |              |
| 13                            | South Forest Beach HAWK Signal at Marriott Grande Ocean                                   | Discretionary | Improve pedestrian crossing at Alder Lane to public beach access.                                                                                                                                          | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |            |              |
| 14                            | Lagoon Road Pathway (Avocet Road to North Forest Beach Drive)                             | Discretionary | Improve pedestrian beach access along Avocet Road to North Forest Beach Drive.                                                                                                                             | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |            |              |
| 15                            | Palmetto Parkway Pathway (Mathews Drive to William Hilton Parkway)                        | Discretionary | Construction of new pathway along Palmetto Parkway.                                                                                                                                                        | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |            |              |
| 16                            | Spanish Wells Pedestrian Bridge                                                           | Maintenance   | Renovation of existing wooden pedestrian bridge along Spanish Wells Road.                                                                                                                                  | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |            |              |
| 17                            | Fish Haul Road (Baygall Road to Alice Perry Drive)                                        | Discretionary | Phase 1: Baygall Road to Mangrove Street (800 linear feet). Phase 2: Mangrove Street to Alice Perry Drive (1,700 linear feet).                                                                             | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |            |              |
|                               | Gum Tree Road SB Pathway (Marsh Point Drive to Marshside Drive)                           |               | Construction of new pathway to support Northpoint development and safe routes to school (450 linear feet).                                                                                                 | \$ -                   | \$ -                                                    |                                                        | \$ -                                              | \$ -                                          | -                       |                                      |        |            |              |
| 18                            | William Hilton Parkway EB Pathway (Mathews Drive / Folly Field Road to Shelter Cove Lane) | Discretionary | 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 (6,400 linear feet). | \$ 100,000             | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |            |              |
| 19                            | Cross Island Parkway from Coastal Discovery Museum Access to Spanish Wells Road           | Discretionary | New pathway installation from Coastal Discovery to Spanish Wells Road pathway.                                                                                                                             | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |            |              |
| 20                            | Muddy Creek Pathway Connection (Muddy Creek Road to Cross Island Parkway)                 | Discretionary | New pathway installation from Muddy Creek Road neighborhood to Cross Island Pathway.                                                                                                                       | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |            |              |
|                               | Cordillo Parkway NB Pathway (Pope Ave to Shipyard Gate)                                   |               | Construction of pathway connection from Pope Avenue to Shipyard along Cordillo Parkway.                                                                                                                    | \$ 250,000             | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |            |              |
| Subtotal New Pathway Segments |                                                                                           |               |                                                                                                                                                                                                            | \$ 5,050,000           | \$ 500,000                                              | \$ 550,000                                             | \$ -                                              | \$ 550,000                                    | \$ 1,050,000            |                                      |        |            |              |
| 21                            | Pathway Project Management and Contingency                                                | N/A           | Contingency for unexpected project expenses.                                                                                                                                                               | \$ 100,000             | \$ -                                                    |                                                        | \$ 100,000                                        | \$ 100,000                                    | 100,000                 |                                      |        |            |              |
| Total Pathway Program         |                                                                                           |               |                                                                                                                                                                                                            | \$ 5,500,000           | \$ 500,000                                              | \$ 550,000                                             | \$ 600,000                                        | \$ 1,150,000                                  | \$ 1,650,000            |                                      |        |            |              |
| ROADWAY PROGRAM               |                                                                                           |               |                                                                                                                                                                                                            |                        |                                                         |                                                        |                                                   |                                               |                         |                                      |        |            |              |
| 22                            | Roadway Maintenance & Improvements                                                        | Maintenance   | 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.     | \$ 455,000             | \$ -                                                    |                                                        | \$ 250,000                                        | \$ 250,000                                    | \$ 250,000              | ★                                    |        |            | ✓            |
| 23                            | Town Road Resurfacing Program                                                             | Maintenance   | Roadway resurfacing on existing Town roads.                                                                                                                                                                | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |            |              |
| 24                            | Signal System Maintenance                                                                 | Maintenance   | Maintenance of traffic signal system, traffic mast arms, and signage. Additional funding support, replacement of aging traffic cabinets and signal heads, and installation of battery back-ups.            | \$ 880,000             | \$ 500,000                                              |                                                        | \$ 600,000                                        | \$ 600,000                                    | 1,100,000               | ★                                    |        |            | ✓            |



## ATTACHMENT 2.B - FISCAL YEAR 2026 CAPITAL IMPROVEMENTS PROGRAM BUDGET

|                                   |                                              |                                                                                              |                        |                                                         |                                                        |                                                   |                                               |                         |                                      |        | FY 2026 Project Schedule |              |  |
|-----------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|--------|--------------------------|--------------|--|
| Project                           | Project Type                                 | Project Scope                                                                                | FY 2025 Amended Budget | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design | Permitting               | Construction |  |
| 25                                | Landscape, Lighting, and Safety Enhancements | Maintenance                                                                                  | \$ 1,000,000           | \$ -                                                    |                                                        | \$ 750,000                                        | \$ 750,000                                    | 750,000                 | ★                                    |        |                          | ✓            |  |
| Dirt Road Paving Program          |                                              | Program to accept dedications of private dirt roads through procurement and ROW acquisition. |                        |                                                         |                                                        |                                                   |                                               |                         |                                      |        |                          |              |  |
| 26                                | Mitchelville Road                            | Discretionary                                                                                | \$ 1,000,000           | \$ 910,000                                              |                                                        |                                                   | \$ -                                          | 910,000                 | ★                                    |        | ✓                        | ✓            |  |
| 27                                | Alice Perry Drive                            | Discretionary                                                                                | \$ 1,000,000           | \$ 50,000                                               |                                                        |                                                   | \$ -                                          | 50,000                  | ★                                    | ✓      | ✓                        |              |  |
| 28                                | Freddie's Way                                | Discretionary                                                                                | \$ 575,000             | \$ 50,000                                               |                                                        |                                                   | \$ -                                          | 50,000                  | ★                                    | ✓      | ✓                        |              |  |
| 29                                | Alfred Lane                                  | Discretionary                                                                                | \$ 48,500              | \$ 44,500                                               |                                                        |                                                   | \$ -                                          | 44,500                  | ★                                    | ✓      | ✓                        |              |  |
| 30                                | Benjamin Drive                               | Discretionary                                                                                | \$ 100,000             | \$ 50,000                                               |                                                        |                                                   | \$ -                                          | 50,000                  | ★                                    | ✓      | ✓                        |              |  |
| 31                                | Christopher Drive                            | Discretionary                                                                                | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 32                                | Darling Road                                 | Discretionary                                                                                | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 33                                | Manatee Way                                  | Discretionary                                                                                | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 34                                | Pine Field                                   | Discretionary                                                                                | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 35                                | Amelia Court                                 | Discretionary                                                                                | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 36                                | Evelina Road                                 | Discretionary                                                                                | \$ -                   | \$ -                                                    |                                                        |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| Subtotal Dirt Road Paving Program |                                              |                                                                                              | \$ 2,723,500           | \$ 1,104,500                                            | \$ -                                                   | \$ -                                              | \$ -                                          | \$ 1,104,500            |                                      |        |                          |              |  |

|                                   |                                                                     |               |                                                                                                                                                                                                                                                                                                                                                                        |                                                         |                                                        |                                                   |                                               |                         |                                      | FY 2026 Project Schedule |            |              |   |
|-----------------------------------|---------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|--------------------------|------------|--------------|---|
| Project                           | Project Type                                                        | Project Scope | FY 2025 Amended Budget                                                                                                                                                                                                                                                                                                                                                 | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design                   | Permitting | Construction |   |
| 37                                | Island-wide Intersection Pedestrian & Vehicular Safety Improvements | Maintenance   | Installation of consistent pavement markings, Rectangular Rapid Flash Beacons (RRFB's), in-pavement puck lights, and/or improved signage at all intersections and at midblock crosswalk locations along major corridors. FY25/26: Squire Pope, Gum Tree, Cross Island Gum Tree Exit, Beach City, and Mathews.                                                          |                                                         | \$ 1,000,000                                           | \$ 250,000                                        | \$ -                                          | \$ -                    | 250,000                              | ★                        |            | ✓            |   |
| 38                                | Jonesville Road and Spanish Wells Right Turn Lane Improvements      | Maintenance   | Right turn lane improvement off of Jonesville Road onto Spanish Wells Road.                                                                                                                                                                                                                                                                                            |                                                         | \$ -                                                   | \$ -                                              | \$ 100,000                                    | \$ 100,000              | 100,000                              | ★                        | ✓          | ✓            |   |
| 39                                | Northpoint Access Improvements                                      | Maintenance   | Access improvements connecting Northpoint to Gumtree Road through USPS including roadway, pathway to Gumtree Road/ Bus Drive, drainage, and landscaping.                                                                                                                                                                                                               |                                                         | \$ -                                                   | \$ -                                              | \$ 150,000                                    | \$ 150,000              | 150,000                              | ★                        | ✓          | ✓            |   |
| 40                                | Tabby Walk Entrance Relocation                                      | Maintenance   | Tabby Walk relocation of entrance from Mathews Drive to Palmetto Parkway for safety.                                                                                                                                                                                                                                                                                   |                                                         | \$ -                                                   | \$ -                                              | \$ 200,000                                    | \$ 200,000              | 200,000                              | ★                        | ✓          | ✓            |   |
| 41                                | William Hilton Parkway Gateway Corridor & Stoney Corridor           | Discretionary | Additional planning for improvements to William Hilton Parkway on recommendations not included in SCDOT pathway project.                                                                                                                                                                                                                                               |                                                         | \$ 100,000                                             | \$ -                                              | \$ 100,000                                    | \$ -                    | \$ 100,000                           | ★                        | ✓          |              |   |
| Streetscape Enhancements          |                                                                     |               |                                                                                                                                                                                                                                                                                                                                                                        |                                                         |                                                        |                                                   |                                               |                         |                                      |                          |            |              |   |
| 42                                | Main Street                                                         | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    |                                                         | \$ 1,500,000                                           | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |   |
| 43                                | New Orleans Road                                                    | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    |                                                         | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |   |
| 44                                | Old Wild Horse                                                      | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    |                                                         | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |   |
| 45                                | Palmetto Bay Road                                                   | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    |                                                         | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |   |
| 46                                | Pope Avenue Streetscape Improvements                                | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified. Includes a pedestrian scramble at Pope Avenue and Lagoon Road. Phase 1: Pedestrian scramble at Pope Avenue and Lagoon Road and design and permitting of intersection improvements. |                                                         | \$ 333,718                                             | \$ 180,000                                        | \$ 70,000                                     | \$ 70,000               | 250,000                              | ★                        | ✓          | ✓            | ✓ |
| 47                                | Arrow Road                                                          | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    |                                                         | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |   |
| Subtotal Streetscape Enhancements |                                                                     |               | \$ 1,833,718                                                                                                                                                                                                                                                                                                                                                           | \$ 180,000                                              | \$ 70,000                                              | \$ -                                              | \$ 70,000                                     | \$ 250,000              |                                      |                          |            |              |   |

|                                                          |                                                                                        |               |                                                                                                                                                                                                                                                                             |                        |           |                                                         |                                                        |                                                   |                                               | FY 2026 Project Schedule |                                      |        |            |              |   |
|----------------------------------------------------------|----------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|--------------------------|--------------------------------------|--------|------------|--------------|---|
| Project                                                  |                                                                                        | Project Type  | Project Scope                                                                                                                                                                                                                                                               | FY 2025 Amended Budget |           | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget  | FY 2026 Planning Commission Priority | Design | Permitting | Construction |   |
| William Hilton Parkway Streetscape Enhancements          |                                                                                        |               |                                                                                                                                                                                                                                                                             |                        |           |                                                         |                                                        |                                                   |                                               |                          |                                      |        |            |              |   |
| 48                                                       | Segment 1 - Spanish Wells Road / Wild Horse Road to Wilborn Road / Jarvis Park Road    | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                         | \$                     | -         | \$                                                      | -                                                      |                                                   | \$                                            | -                        | -                                    |        |            |              |   |
| 49                                                       | Segment 2 - Wilborn Road / Jarvis Park Road to Beach City Road / Gardner Drive         | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                         | \$                     | -         | \$                                                      | -                                                      |                                                   | \$                                            | -                        | -                                    |        |            |              |   |
|                                                          | Segment 3 Interim Safety Improvements - Beach City Road / Gardner Drive to Dillon Road |               | Construction of interim pedestrian safety improvements including lighting, crosswalk markings, landscaping and signage.                                                                                                                                                     | \$                     | 1,500,000 | \$                                                      | -                                                      |                                                   | \$                                            | -                        | -                                    |        |            |              |   |
| 50                                                       | Segment 3 - Beach City Road / Gardner Drive to Dillon Road                             | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                         | \$                     | -         | \$                                                      | -                                                      |                                                   | \$                                            | -                        | -                                    |        |            |              |   |
| 51                                                       | Segment 4 - Dillon Road to Mathews Drive / Folly Field Road                            | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                         | \$                     | -         | \$                                                      | -                                                      |                                                   | \$                                            | -                        | -                                    |        |            |              |   |
| 52                                                       | Segment 5 - Mathews Drive / Folly Field Road to Shelter Cove Lane                      | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.<br>Phase 1:Survey, design, and permitting of median enhancements.                       | \$                     | -         | \$                                                      | -                                                      | \$ 300,000                                        | \$ 300,000                                    | 300,000                  | ★                                    | ✓      |            |              |   |
| 53                                                       | Segment 6 - Shelter Cove Lane to Queens Folly Road / King Neptune Drive                | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                         | \$                     | -         | \$                                                      | -                                                      |                                                   | \$                                            | -                        | -                                    |        |            |              |   |
| 54                                                       | Segment 7 - Queens Folly Road / King Neptune Drive to Wexford Drive / Shipyard Drive   | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                         | \$                     | -         | \$                                                      | -                                                      |                                                   | \$                                            | -                        | -                                    |        |            |              |   |
| 55                                                       | Segment 8 - Sea Pines Circle to Wexford Drive / Shipyard Drive                         | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.<br>Phase 1: Design, permitting, and implementation of improvements to Sea Pines Circle. | \$                     | 800,000   | \$                                                      | 350,000                                                |                                                   | \$                                            | -                        | 350,000                              | ★      | ✓          | ✓            | ✓ |
| Subtotal William Hilton Parkway Streetscape Enhancements |                                                                                        |               |                                                                                                                                                                                                                                                                             | \$                     | 2,300,000 | \$                                                      | 350,000                                                | \$ 300,000                                        | \$ -                                          | \$ 300,000               | \$ 650,000                           |        |            |              |   |
| 56                                                       | Wilborn Road & Pembroke Drive Turn Lane Extensions / Curb and Gutter Improvements      | Maintenance   | Extension of turn lanes to alleviate vehicle stacking at William Hilton Parkway intersections with Wilborn Road and Pembroke Drive.                                                                                                                                         | \$                     | -         | \$                                                      | -                                                      |                                                   | \$                                            | -                        | -                                    |        |            |              |   |
| 57                                                       | Folly Field Road Pedestrian Safety Improvements                                        | Maintenance   | Improvements to Folly Field Road to include traffic calming measures and pedestrian crossing enhancements.                                                                                                                                                                  | \$                     | -         | \$                                                      | -                                                      |                                                   | \$ 75,000                                     | \$ 75,000                | 75,000                               | ★      | ✓          | ✓            | ✓ |

|                                        |                                                                                                       |               |                                                                                                                                                                                                                                                    |                        |                                                         |                                                        |                                                   |                                               |                         | FY 2026 Project Schedule             |        |            |              |
|----------------------------------------|-------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|--------|------------|--------------|
| Project                                |                                                                                                       | Project Type  | Project Scope                                                                                                                                                                                                                                      | FY 2025 Amended Budget | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design | Permitting | Construction |
| 58                                     | Roadway Project Management and Contingency                                                            | N/A           | Contingency for unexpected project expenses.                                                                                                                                                                                                       | \$ 25,000              | \$ -                                                    | \$ 100,000                                             | \$ 100,000                                        | 100,000                                       | 100,000                 |                                      |        |            |              |
| Total Roadway Program                  |                                                                                                       |               |                                                                                                                                                                                                                                                    | \$ 10,317,218          | \$ 2,384,500                                            | \$ 470,000                                             | \$ 2,225,000                                      | \$ 2,695,000                                  | \$ 5,079,500            |                                      |        |            |              |
|                                        |                                                                                                       |               |                                                                                                                                                                                                                                                    |                        |                                                         |                                                        |                                                   |                                               |                         |                                      |        |            |              |
| PARK PROGRAM                           |                                                                                                       |               |                                                                                                                                                                                                                                                    |                        |                                                         |                                                        |                                                   |                                               |                         |                                      |        |            |              |
| 59                                     | Park Maintenance and Improvements                                                                     | Maintenance   | Repairs, replacement, and general improvements to parks (non-beach) such as facilities, hardscape, landscaping, lighting, boardwalks, and site furnishings, and other capital infrastructure.                                                      | \$ 500,000             | \$ -                                                    | \$ 250,000                                             | \$ 250,000                                        | \$ 250,000                                    | \$ 250,000              | ★                                    |        |            | ✓            |
| 60                                     | Public Art Program                                                                                    | Discretionary | Sculptures, installation, upkeep/maintenance/repair of permanent collection and sites.                                                                                                                                                             | \$ 35,375              | \$ -                                                    | \$ 35,000                                              | \$ 35,000                                         | 35,000                                        | 35,000                  | ★                                    |        |            | ✓            |
| Island Recreation Association          |                                                                                                       |               | Recreation Center enhancements                                                                                                                                                                                                                     |                        |                                                         |                                                        |                                                   |                                               |                         |                                      |        |            |              |
| 61                                     | Rec Center Building Improvements                                                                      | Maintenance   | Improvements to Rec Center building and supporting equipment, vehicles, and infrastructure.                                                                                                                                                        | \$ 365,000             | \$ -                                                    | \$ 233,500                                             | \$ 233,500                                        | 233,500                                       | 233,500                 | ★                                    |        |            | ✓            |
| 62                                     | Rec Center Pool Improvements                                                                          | Maintenance   | Pool enhancements including dome equipment and pool equipment updates, windscreens, locker replacement, pool covers, etc.                                                                                                                          | \$ 95,000              | \$ -                                                    | \$ 195,000                                             | \$ 195,000                                        | 195,000                                       | 195,000                 | ★                                    |        |            | ✓            |
| 63                                     | Basketball Court Improvements                                                                         | Maintenance   | Basketball court improvements; backboards, sun shade, light replacement, court replacement.                                                                                                                                                        | \$ 45,000              | \$ -                                                    | \$ -                                                   | \$ -                                              | -                                             | -                       |                                      |        |            |              |
| 64                                     | Athletic Equipment Improvements                                                                       | Maintenance   | New and replacement equipment to support athletics, including practice and game goals for soccer.                                                                                                                                                  | \$ 15,000              | \$ -                                                    | \$ 15,000                                              | \$ 15,000                                         | 15,000                                        | 15,000                  | ★                                    |        |            |              |
| 65                                     | Event Equipment Improvements                                                                          | Maintenance   | New and replacement equipment to support special events: Purchase of replacement practice goals for 4-5 year old program, replacement of 3 sets of goals at Barker Field, and purchase of new robotic field liner.                                 | \$ -                   | \$ -                                                    | \$ 67,500                                              | \$ 67,500                                         | 67,500                                        | 67,500                  | ★                                    |        |            |              |
|                                        | Barker Field - Extension Field Improvement                                                            |               | Renovation of soccer field to include lighting, and interior bathroom renovation.                                                                                                                                                                  | \$ 1,500,000           | \$ -                                                    |                                                        | \$ -                                              | -                                             | -                       |                                      |        |            |              |
| Subtotal Island Recreation Association |                                                                                                       |               |                                                                                                                                                                                                                                                    | \$ 2,020,000           | \$ -                                                    | \$ -                                                   | \$ 511,000                                        | \$ 511,000                                    | \$ 511,000              |                                      |        |            |              |
| 66                                     | Chaplin Community Park Renovation - Phase 1: Parking Renovation & Expansion                           | Discretionary | Expansion of parking facility to add approximately 154 parking spaces to existing northern and southern parking lots.                                                                                                                              | \$ 1,907,797           | \$ -                                                    |                                                        | \$ -                                              | -                                             | -                       |                                      |        |            |              |
| 67                                     | Chaplin Community Park Renovation - Phase 2: Soccer Complex, Facility Upgrades, and Parking Expansion | Discretionary | Connect northern parking lot to Casnet Drive and add approximately 82 parking spaces; renovation of soccer fields, tennis courts, and dog park; construction of new pavilion, multi-use facility with restroom, pickleball courts, and playground. | \$ -                   | \$ -                                                    |                                                        | \$ -                                              | -                                             | -                       |                                      |        |            |              |
| 68                                     | Coligny Circle NW Quadrant Pocket Park                                                                | Discretionary | Improvements include plaza amenity space, landscaping, and a multi-use path.                                                                                                                                                                       | \$ 500,000             | \$ 425,000                                              | \$ 475,000                                             |                                                   | \$ 475,000                                    | 900,000                 | ★                                    |        | ✓          | ✓            |
| 69                                     | Crossings Park Renovation - Phase 1: Pickleball Complex                                               | Discretionary | Construct new pickleball complex to include 18 courts, clubhouse with pro-shop and restrooms, parking lot, landscaping and pathway connection to Bristol Sports Area.                                                                              | \$ 5,000,000           | \$ 1,000,000                                            |                                                        |                                                   | \$ -                                          | 1,000,000               | ★                                    | ✓      | ✓          |              |

|                              |                                                                                       |               |                                                                                                                                                                                                           |                                                         |                                                        |                                                   |                                               |                         |                                      |        | FY 2026 Project Schedule |              |  |
|------------------------------|---------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|--------|--------------------------|--------------|--|
| Project                      | Project Type                                                                          | Project Scope | FY 2025 Amended Budget                                                                                                                                                                                    | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design | Permitting               | Construction |  |
| 70                           | Crossings Park Renovation - Phase 2: Bristol Sports Arena, Skate Park, and Pump Track | Discretionary | Renovation to Bristol Sports Arena with new cover and fencing over arena, new skate park, and pump track.                                                                                                 | \$ -                                                    | \$ -                                                   | \$ 750,000                                        | \$ 750,000                                    | 750,000                 | ★                                    | ✓      | ✓                        |              |  |
| 71                           | Crossings Park Renovation - Phase 3: Baseball Complex                                 | Discretionary | Construction of 2 new baseball fields, restroom, parking lot and Champions Plaza; renovation of 3 existing baseball fields, concessions, training facility, parking lot.                                  | \$ -                                                    | \$ -                                                   | \$ 250,000                                        | \$ 250,000                                    | 250,000                 | ★                                    | ✓      | ✓                        |              |  |
|                              | Ford Shell Ring                                                                       |               | CDBG project; Design and permitting for improvements to supplement Beaufort's County's construction project in FY26.                                                                                      | \$ 50,102                                               | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 72                           | Jarvis Creek Park Improvements                                                        | Discretionary | Replacement of playground equipment.                                                                                                                                                                      | \$ 100,000                                              | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |        |                          |              |  |
| 73                           | Mid-Island Tract Park - Phase 1                                                       | Discretionary | Improvements to stormwater and lagoon systems, pathways, parking lot off of Union Cemetery Road, and restrooms (site stabilization).                                                                      | \$ 2,500,000                                            | \$ 750,000                                             | \$ -                                              | \$ -                                          | 750,000                 | ★                                    | ✓      | ✓                        |              |  |
| 74                           | Patterson Family Park                                                                 | Discretionary | 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. | \$ 2,740,583                                            | \$ 2,240,000                                           | \$ 350,000                                        | \$ 350,000                                    | 2,590,000               | ★                                    | ✓      | ✓                        | ✓            |  |
| 75                           | Shelter Cove Community Park Expansion, Phase 2                                        | Discretionary | Installation of Best Buddies playground followed by future construction of a Broad Creek boardwalk and viewing platform and landscaping.                                                                  | \$ 500,000                                              | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 76                           | Taylor Family Park                                                                    | Discretionary | 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.             | \$ 2,911,416                                            | \$ 2,400,000                                           | \$ 350,000                                        | \$ 350,000                                    | 2,750,000               | ★                                    | ✓      | ✓                        | ✓            |  |
| 77                           | Chaplin Linear Park with Treehouse                                                    | Discretionary | Linear Park including trail head up-fit, pedestrian bridge at Broad Creek inlet, tree house, and marsh-side trail connection to Singleton Beach Road.                                                     | \$ 350,000                                              | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 78                           | Old Schoolhouse Park Improvements                                                     | Discretionary | Landscape & site improvements including ADA parking and sidewalks, pickleball court replacement, restroom, shade, signage, seating, landscaping, etc.                                                     | \$ 350,000                                              | \$ 250,000                                             | \$ 500,000                                        | \$ 500,000                                    | 750,000                 | ★                                    | ✓      | ✓                        | ✓            |  |
| 79                           | Barker Field Phase 2 & Mitchelville Property Improvements                             | Discretionary | Development of master plan and identification of future projects.                                                                                                                                         | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 80                           | Marshland Road Racquet Facility                                                       | Discretionary | Future racquet facility identified.                                                                                                                                                                       | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
|                              | Greens Shell Park Improvements                                                        |               | Replacement of property line fencing, curb, playground equipment, and observation decks                                                                                                                   | \$ 250,000                                              | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 81                           | Park Project Contingency                                                              | N/A           | Contingency for unexpected project expenses.                                                                                                                                                              | \$ 100,000                                              | \$ -                                                   | \$ 100,000                                        | \$ 100,000                                    | 100,000                 |                                      |        |                          |              |  |
| Total Park Program           |                                                                                       |               | \$ 19,815,273                                                                                                                                                                                             | \$ 7,065,000                                            | \$ 2,425,000                                           | \$ 1,146,000                                      | \$ 3,571,000                                  | \$ 10,636,000           |                                      |        |                          |              |  |
| FACILITY & EQUIPMENT PROGRAM |                                                                                       |               |                                                                                                                                                                                                           |                                                         |                                                        |                                                   |                                               |                         |                                      |        |                          |              |  |

|                                       |                                     |               |                                                                                                                                                                                                                                 |                        |           |                                                         |                                                        |                                                   |                                               |                         | FY 2026 Project Schedule             |           |            |              |   |   |
|---------------------------------------|-------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|-----------|------------|--------------|---|---|
| Project                               |                                     | Project Type  | Project Scope                                                                                                                                                                                                                   | FY 2025 Amended Budget |           | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design    | Permitting | Construction |   |   |
| 82                                    | Facility Maintenance & Improvements | Maintenance   | 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. | \$                     | -         | \$                                                      | -                                                      | \$                                                | 500,000                                       | \$                      | 500,000                              | \$        | 500,000    | ★            |   | ✓ |
| 83                                    | Facilities Equipment                | Maintenance   | Landscape equipment, watering tank, and other equipment for maintenance of capital infrastructure.                                                                                                                              | \$                     | -         | \$                                                      | -                                                      | \$                                                | 50,000                                        | \$                      | 50,000                               | \$        | 50,000     | ★            |   |   |
| 84                                    | Town Hall Facility Improvements     | Maintenance   | Repairs, replacement, and general improvements to Town Hall facility, including structural repairs to floors. A portion of the roll forward budget (\$1.1M) will move to 4 Office Way for FY26.                                 | \$                     | 1,745,589 | \$                                                      | 200,000                                                |                                                   | \$                                            | -                       | 200,000                              | ★         |            |              |   | ✓ |
| 85                                    | 4 Office Way Renovations            | Maintenance   | Renovation of recently acquired former bank building to support the Engineering & Projects Department (first floor) and the Technology & Innovation Department (second floor).                                                  |                        |           | \$                                                      | 1,100,000                                              | \$                                                | -                                             | \$                      | -                                    | 1,100,000 | ★          | ✓            | ✓ | ✓ |
| 86                                    | IT Equipment & Software             | Maintenance   | Replacement and acquisition of IT hardware and software equipment including servers, switches, computers, and associated equipment.                                                                                             | \$                     | 1,582,000 | \$                                                      | -                                                      | \$                                                | 625,000                                       | \$                      | 625,000                              | \$        | 625,000    | ★            |   |   |
| 87                                    | Fire Hydrant Expansion              | Maintenance   | Add new fire hydrants, particularly in historic neighborhoods.                                                                                                                                                                  | \$                     | 50,000    | \$                                                      | -                                                      | \$                                                | 50,000                                        | \$                      | 50,000                               | \$        | 50,000     | ★            |   | ✓ |
| 88                                    | Fire & Medical Systems & Equipment  | Maintenance   | Replacement of fire and medical systems and equipment.                                                                                                                                                                          | \$                     | 115,000   | \$                                                      | -                                                      |                                                   | \$                                            | -                       | -                                    |           |            |              |   |   |
| 89                                    | Furniture Replacement               | Maintenance   | Replacement of furniture in Town Center.                                                                                                                                                                                        | \$                     | -         | \$                                                      | -                                                      | \$                                                | 300,000                                       | \$                      | 300,000                              | \$        | 300,000    | ★            |   |   |
| 90                                    | Security Cameras & Connectivity     | Maintenance   | Replacement of aging cameras and Wi-Fi upgrades.                                                                                                                                                                                | \$                     | 266,500   | \$                                                      | -                                                      | \$                                                | 150,000                                       | \$                      | 150,000                              | \$        | 150,000    | ★            |   |   |
| 91                                    | Tree Planting Program               | Discretionary | New tree planting island wide.                                                                                                                                                                                                  | \$                     | 500,000   | \$                                                      | -                                                      | \$                                                | 150,000                                       | \$                      | 150,000                              | \$        | 150,000    | ★            |   |   |
| Coastal Discovery Museum Improvements |                                     |               | Coastal Discovery Museum seeks funds to improve and maintain the buildings and grounds including the addition of 3-phase power at the Hay Barn and the addition of power pedestals for special events.                          |                        |           |                                                         |                                                        |                                                   |                                               |                         |                                      |           |            |              |   |   |
| 92                                    | Discovery House                     | Maintenance   | Paint exterior and interior, doors/hardware, wood rot repairs.                                                                                                                                                                  | \$                     | 21,500    | \$                                                      | -                                                      | \$                                                | 20,500                                        | \$                      | 20,500                               | \$        | 20,500     | ★            |   | ✓ |
| 93                                    | Armstrong / Hack House              | Maintenance   | Floors and office renovation.                                                                                                                                                                                                   | \$                     | 21,000    | \$                                                      | -                                                      | \$                                                | 10,500                                        | \$                      | 10,500                               | \$        | 10,500     | ★            |   | ✓ |
| 94                                    | Pavilion                            | Maintenance   | Roof and electrical improvements.                                                                                                                                                                                               | \$                     | 4,000     | \$                                                      | -                                                      | \$                                                | 4,500                                         | \$                      | 4,500                                | \$        | 4,500      | ★            |   | ✓ |
| 95                                    | Discovery Lab                       | Maintenance   | Interior repairs.                                                                                                                                                                                                               | \$                     | 1,500     | \$                                                      | -                                                      | \$                                                | 4,500                                         | \$                      | 4,500                                | \$        | 4,500      | ★            |   | ✓ |
| 96                                    | Pavilion / Restroom Building        | Maintenance   | Structural repairs.                                                                                                                                                                                                             | \$                     | 5,000     | \$                                                      | -                                                      | \$                                                | 350,000                                       | \$                      | 350,000                              | \$        | 350,000    | ★            |   | ✓ |



## ATTACHMENT 2.B - FISCAL YEAR 2026 CAPITAL IMPROVEMENTS PROGRAM BUDGET

|                                                |                                                 |               |                                                                                                                                                |                                                         |                                                        |                                                   |                                               |                         |                                      | FY 2026 Project Schedule |            |              |
|------------------------------------------------|-------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|--------------------------|------------|--------------|
| Project                                        | Project Type                                    | Project Scope | FY 2025 Amended Budget                                                                                                                         | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design                   | Permitting | Construction |
| 97                                             | Horse Barn                                      | Maintenance   | Structural repairs.                                                                                                                            | \$ 30,000                                               | \$ -                                                   | \$ 23,000                                         | \$ 23,000                                     | 23,000                  | ★                                    |                          |            | ✓            |
| 98                                             | Hay Barn                                        | Maintenance   | Interior repairs.                                                                                                                              | \$ -                                                    | \$ -                                                   | \$ 50,000                                         | \$ 50,000                                     | 50,000                  | ★                                    |                          |            | ✓            |
| 99                                             | Miscellaneous Improvements                      | Maintenance   | Front and side gates, boardwalks repair, tree work, well/field irrigation, fence repair, HVAC platform and replacement.                        | \$ 95,500                                               | \$ -                                                   | \$ 23,000                                         | \$ 23,000                                     | 23,000                  | ★                                    |                          |            | ✓            |
| 100                                            | Event Space Improvements                        | Maintenance   | Construction of Town-initiated enhancements including ADA compliance and lighting upgrades.                                                    | \$ 450,000                                              | \$ -                                                   | \$ 10,000                                         | \$ 10,000                                     | 10,000                  | ★                                    |                          |            | ✓            |
|                                                | Fire Rescue Training Center Facility Upgrades   |               | Future construction of new facility.                                                                                                           | \$ 378,000                                              | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| Subtotal Coastal Discovery Museum Improvements |                                                 |               | \$ 1,006,500                                                                                                                                   | \$ -                                                    | \$ -                                                   | \$ 496,000                                        | \$ 496,000                                    | \$ 496,000              |                                      |                          |            |              |
| 101                                            | Fire Rescue Headquarters                        | Maintenance   | Construction of a new Fire Rescue Headquarters building.                                                                                       | \$ -                                                    | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |
| 102                                            | Jonesville Horse Barn                           | Maintenance   | Renovation of existing stables, demolition of the home behind the stables, fence repairs and replacement, and miscellaneous site improvements. | \$ -                                                    | \$ -                                                   | \$ 500,000                                        | \$ 500,000                                    | 500,000                 | ★                                    |                          |            | ✓            |
| 103                                            | Mitchelville Freedom Park Improvements          | Discretionary | Construction of drive and parking improvements to add dedicated parking and install site electricity to support events.                        | \$ 1,054,702                                            | \$ 250,000                                             |                                                   | \$ -                                          | 250,000                 | ★                                    | ✓                        | ✓          |              |
|                                                | Shelter Cove Facilities Improvements            |               | Repairs, replacement, and general improvements to Shelter Cove facilities.                                                                     | \$ 50,000                                               | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 104                                            | Wild Wing Café Renovation                       | Discretionary | Renovation of building and site.                                                                                                               | \$ 500,000                                              | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 105                                            | Aunt Chilada Property Improvements              | Maintenance   | Demolition of recently acquired building, parking lot renovation and construction of a pocket park.                                            | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 106                                            | Town Refuse & Recycling Management Improvements | Discretionary | Improvements and acquisition of equipment for refuse and recycling at Town facilities, parks, and beaches.                                     | \$ -                                                    | \$ -                                                   | \$ 250,000                                        | \$ 250,000                                    | 250,000                 | ★                                    |                          |            |              |
| 107                                            | Fire Radio Replacement                          | Maintenance   | Replacement of radio communication equipment.                                                                                                  | \$ -                                                    | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |
|                                                | Emergency Operations Center Improvements        |               | Center work station renovation, chairs, and painting of interior hallway, dispatch kitchen, office, counter top.                               | \$ 35,000                                               | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
|                                                | Fire Rescue HQ Replacement                      |               | Exterior storage shed renovation, front lobby renovation, and electrical panel surge protection.                                               | \$ 85,000                                               | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
|                                                | Fire Stations 1-7 Replacements                  |               | Repairs, replacement, and general improvements to Fire facilities.                                                                             | \$ 1,127,000                                            | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
|                                                | Fire Training Center                            |               | Replace the flooring in office and laundry with LVF.                                                                                           | \$ 10,000                                               | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
|                                                | Security access upgrades                        |               | Replacement of the door access control systems at all Fire/Rescue locations.                                                                   | \$ 175,000                                              | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 108                                            | Facilities and Equipment Contingency            | N/A           | Contingency for unexpected project expenses.                                                                                                   | \$ 100,000                                              | \$ -                                                   | \$ 100,000                                        | \$ 100,000                                    | 100,000                 |                                      |                          |            |              |
| Total Facility & Equipment Program             |                                                 |               | \$ 8,402,291                                                                                                                                   | \$ 1,550,000                                            | \$ -                                                   | \$ 3,171,000                                      | \$ 3,171,000                                  | \$ 4,721,000            |                                      |                          |            |              |

|                    |                                                            |               |                                                                                                                                                                                                                                                                                                                                                                |                                                         |                                                        |                                                   |                                               |                         |                                      | FY 2026 Project Schedule |            |              |  |
|--------------------|------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|--------------------------|------------|--------------|--|
| Project            | Project Type                                               | Project Scope | FY 2025 Amended Budget                                                                                                                                                                                                                                                                                                                                         | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design                   | Permitting | Construction |  |
| STORMWATER PROGRAM |                                                            |               |                                                                                                                                                                                                                                                                                                                                                                |                                                         |                                                        |                                                   |                                               |                         |                                      |                          |            |              |  |
| 109                | Stormwater Maintenance & Improvements                      | Maintenance   | Various stormwater corrective maintenance and improvement projects based on service request priority scores, including easement acquisitions as needed.                                                                                                                                                                                                        |                                                         |                                                        |                                                   |                                               | \$ 1,800,000            | ★                                    | ✓                        | ✓          | ✓            |  |
| 110                | Stormwater Maintenance Agreement Program                   | Maintenance   | Stormwater program allocation for qualifying corrective maintenance reimbursements for active agreement partners.                                                                                                                                                                                                                                              |                                                         |                                                        |                                                   |                                               | \$ 2,000,000            | ★                                    |                          |            | ✓            |  |
| 111                | Moonshell / Folly Field Neighborhood Drainage Improvements | Maintenance   | Permitting & installation of pipes, inlet structures, and control structures to improve efficiency and reduce long-term maintenance costs along the existing Folly Field ditch between Starfish Drive and the Island Club including making improvements to the outfall connection to the Port Royal main channel (under Folly Field Road and Wimbledon Court). |                                                         |                                                        |                                                   |                                               | \$ 60,000               | ★                                    | ✓                        |            |              |  |
| 112                | 75 Helmsman Way Drainage Improvements                      | Maintenance   | Replace existing pipes and replace with larger pipes at a higher elevation with backflow prevention devices to correct identified deficiencies (resilience project).                                                                                                                                                                                           |                                                         |                                                        |                                                   |                                               | \$ 50,000               | ★                                    | ✓                        |            |              |  |
| 113                | Bryant Road Pond Restoration                               | Maintenance   | Restoration of existing ponds and new pipe interconnection on property recently acquired by the Town to address drainage system deficiencies.                                                                                                                                                                                                                  |                                                         |                                                        |                                                   |                                               | \$ 25,000               | ★                                    |                          |            | ✓            |  |
| 114                | Cordillo Courts Drainage Improvements                      | Maintenance   | Installation of new drainage infrastructure including pipe, inlets and expansion of an existing detention basin.                                                                                                                                                                                                                                               |                                                         |                                                        |                                                   |                                               | \$ 90,000               | ★                                    |                          |            | ✓            |  |
| 115                | Gum Tree Road Drainage Improvements                        | Maintenance   | 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.                                                                                                                                   |                                                         |                                                        |                                                   |                                               | \$ 120,000              | ★                                    |                          |            | ✓            |  |
| 116                | Jarvis Creek Outfall                                       | Maintenance   | 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).               |                                                         |                                                        |                                                   |                                               | \$ 50,000               | ★                                    | ✓                        | ✓          |              |  |
| 117                | Jarvis Creek Pump Station - Pump Replacements              | Maintenance   | Procure and install new pumps (4 total, 1 replaced per year).                                                                                                                                                                                                                                                                                                  |                                                         |                                                        |                                                   |                                               | \$ 300,000              | ★                                    |                          |            | ✓            |  |
| 118                | Main Street Drainage Improvements                          | Maintenance   | Improvements based on 2019 assessment completed by Stormwater Utility.                                                                                                                                                                                                                                                                                         |                                                         |                                                        |                                                   |                                               | \$ -                    | ★                                    |                          |            | ✓            |  |
| 119                | Old Woodlands-26 Indian Trail Drainage Improvements        | Maintenance   | Improvements along the back lot line of three residential properties to address a chronic drainage issue.                                                                                                                                                                                                                                                      |                                                         |                                                        |                                                   |                                               | \$ 80,000               | ★                                    | ✓                        | ✓          |              |  |

|         |                                                                  |               |                                                                                                                                                                             |                                                         |                                                        |                                                   |                                               |                         |                                      |        | FY 2026 Project Schedule |              |  |
|---------|------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|--------|--------------------------|--------------|--|
| Project | Project Type                                                     | Project Scope | FY 2025 Amended Budget                                                                                                                                                      | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design | Permitting               | Construction |  |
| 120     | Palmetto Hall Outfall Improvements                               | Maintenance   | Addition of hydraulic capacity at the system outfall and addition of backflow prevention devices.                                                                           | \$ 80,000                                               | \$ -                                                   | \$ 150,000                                        | \$ 150,000                                    | 150,000                 | ★                                    | ✓      |                          |              |  |
| 121     | Water Level Monitoring                                           | Maintenance   | Installation of remote monitoring devices to facilitate disaster preparation, pond management, and dynamic model calibration efforts.                                       | \$ -                                                    | \$ -                                                   | \$ 75,000                                         | \$ 75,000                                     | 75,000                  | ★                                    |        |                          |              |  |
| 122     | Weather Monitoring                                               | Maintenance   | Installation of weather stations in various locations to provide essential data during extreme weather events and to calibrate dynamic hydraulic models.                    | \$ -                                                    | \$ -                                                   | \$ 50,000                                         | \$ 50,000                                     | 50,000                  | ★                                    |        |                          |              |  |
| 123     | Central Island Pump Station Overhaul and Resiliency Improvements | Maintenance   | Overhaul including 2 new pumps, new controls, debris screens, new genset, new conduit, new SCADA monitoring system, and new control building.                               | \$ 1,308,720                                            | \$ -                                                   | \$ 750,000                                        | \$ 750,000                                    | 750,000                 | ★                                    | ✓      | ✓                        |              |  |
| 124     | Ashmore Channel Resilience/278 Backflow Prevention Port Royal    | Maintenance   | Install flap gates on each of two large diameter pipes to protect Port Royal and adjacent upstream properties during extreme weather events (resilience project).           | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 125     | Gum Tree Channel Capacity Improvements at Chinaberry Crossing    | Maintenance   | Channel and road crossing improvements to address identified system deficiencies.                                                                                           | \$ -                                                    | \$ -                                                   | \$ 120,000                                        | \$ 120,000                                    | 120,000                 | ★                                    | ✓      | ✓                        |              |  |
| 126     | 24 Pope Avenue Outfall to Shipyard                               | Maintenance   | Design and install drainage infrastructure to correct an identified deficiency impacting drainage on Pope Avenue.                                                           | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 127     | 25 Dunnagans Alley Parking Lot Drainage Improvements             | Maintenance   | Installation of an inlet and a pipe to drain a Town-owned parking lot.                                                                                                      | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 128     | Airport Outfall Ditch Relocation                                 | Maintenance   | 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.      | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 129     | Arrow Road Laydown Yard Improvements                             | Maintenance   | Adding rock to reduce tracking of sediment onto Arrow Road.                                                                                                                 | \$ -                                                    | \$ -                                                   | \$ 75,000                                         | \$ 75,000                                     | 75,000                  | ★                                    |        |                          | ✓            |  |
| 130     | Arrow Road Outfall at Greenery                                   | Maintenance   | Relocate a primary system outfall pipe that drains portions of Arrow Road, Palmetto Bay Road, and Archer Road to address an identified deficiency.                          | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 131     | Burkes Beach Area Drainage Improvements                          | Maintenance   | Design and install drainage infrastructure to correct several identified deficiencies on Burkes Beach Road, Beach Front Lane, Barrier Beach Cove, and Sandy Beach Trail.    | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 132     | Gardner Channel Capacity Improvements at 278                     | Maintenance   | Excavate a primary system channel to restore conveyance capacity.                                                                                                           | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 133     | Marshland Road Pathway Drainage Issues                           | Maintenance   | Implement various improvements along the Town-owned pathway to address identified deficiencies.                                                                             | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 134     | Muddy Creek South Outfall                                        | Maintenance   | Outfall ditch capacity improvements to protect the Muddy Creek Neighborhood (easements required).                                                                           | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 135     | North Forest Beach Pipe Replacements                             | Maintenance   | 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. | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 136     | Shipyard Pump Station Overhaul                                   | Maintenance   | Overhaul of a critical pump station including replacement of electronic controls, generator, and pumps.                                                                     | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |
| 137     | Squire Pope Outfalls-Backflow Prevention (2)                     | Maintenance   | Add flap gates at the end of two primary system outfalls to improve hydraulic functionality (resilience project).                                                           | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |        |                          |              |  |

|                                                |                                                                 |               |                                                                                                                                                                |                                                         |                                                        |                                                   |                                               |                         |                                      | FY 2026 Project Schedule |            |              |
|------------------------------------------------|-----------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|-------------------------|--------------------------------------|--------------------------|------------|--------------|
| Project                                        | Project Type                                                    | Project Scope | FY 2025 Amended Budget                                                                                                                                         | FY 2026 Estimated Roll Forward Request from FY25 Budget | FY 2026 New Funding Request for Approved FY25 Projects | FY 2026 New Funding Request for New FY26 Projects | Sum of New Funding Requests for FY26 Projects | FY 2026 Proposed Budget | FY 2026 Planning Commission Priority | Design                   | Permitting | Construction |
| 138                                            | The Links at Port Royal Improvements                            | Maintenance   | Drainage system capacity improvements to protect Port Royal, Folly Field, Island Club, Islanders Beach Park, and residential properties along Wimbledon Court. | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 139                                            | Woodlake Villas/Mathews Drive Outfall Improvements              | Maintenance   | Design and implement drainage system improvements to correct identified deficiencies and mitigate flooding potential in Woodlake Villas.                       | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 140                                            | Woodward Ave Pipe Rehabilitation                                | Maintenance   | Line or replace a primary system pipe to address an identified deficiency.                                                                                     | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 141                                            | Arrow Road Powerline Channel Excavation - Capacity Improvements | Maintenance   | Excavate a primary system channel to restore conveyance capacity.                                                                                              | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
|                                                | Howell Tract Access Gate                                        |               | Install a new automatic gate with code or card access at the entrance to the Howell Tract lay-down yard on Howell Blvd.                                        | \$ 20,000                                               | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
|                                                | Lawton Pump Station Replacement                                 |               | Replacement of one pump at the Lawton Pump Station. This was the last of three pumps replaced in 2022.                                                         | \$ 198,710                                              | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 142                                            | Stormwater Contingency                                          | N/A           | Contingency for unexpected project expenses.                                                                                                                   | \$ -                                                    | \$ -                                                   | \$ 500,000                                        | \$ 500,000                                    | 500,000                 |                                      |                          |            |              |
| <b>Total Stormwater Program</b>                |                                                                 |               | <b>\$ 2,193,310</b>                                                                                                                                            | <b>\$ 115,880</b>                                       | <b>\$ 1,070,000</b>                                    | <b>\$ 5,165,000</b>                               | <b>\$ 6,235,000</b>                           | <b>\$ 6,350,880</b>     |                                      |                          |            |              |
|                                                |                                                                 |               |                                                                                                                                                                |                                                         |                                                        |                                                   |                                               |                         |                                      |                          |            |              |
| <b>FLEET PROGRAM</b>                           |                                                                 |               |                                                                                                                                                                |                                                         |                                                        |                                                   |                                               |                         |                                      |                          |            |              |
| 143                                            | Staff Vehicle Replacement                                       | Maintenance   | Replace two staff vehicles that have reached their 120,000 mile / 12 year mark.                                                                                | \$ 130,000                                              | \$ -                                                   | \$ 80,000                                         | \$ 80,000                                     | 80,000                  | ★                                    |                          |            |              |
| 144                                            | Engine/Pumper Replacement/Quint Company Replacement             | Maintenance   | Replacement of fire response vehicles.                                                                                                                         | \$ 6,884,707                                            | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 145                                            | Support Vehicle Replacement                                     | Maintenance   | Fork lift Delivered in service. FY25 \$ is for Service Truck.                                                                                                  | \$ 100,000                                              | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 146                                            | Ladder Truck Replacement                                        | Maintenance   | Ladder Truck Replacement - (2) Tillers 36 month build (minimum lead time).                                                                                     | \$ 4,500,000                                            | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 147                                            | New Staff Vehicles                                              | Maintenance   | New vehicles not considered replacement.                                                                                                                       | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 148                                            | Specialty Vehicles                                              | Maintenance   | Replacement of Specialty vehicles.                                                                                                                             | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 149                                            | Battalion 1 Replacement                                         | Maintenance   | Replacement of Battalion 1 vehicle.                                                                                                                            | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
| 150                                            | Medic Unit Replacement                                          | Maintenance   | Replacement of Medic Units (10-year cycle).                                                                                                                    | \$ -                                                    | \$ -                                                   |                                                   | \$ -                                          | -                       |                                      |                          |            |              |
|                                                | Public Safety Boat                                              |               | One new boat                                                                                                                                                   | \$ 36,000                                               | \$ -                                                   | \$ -                                              | \$ -                                          | -                       |                                      |                          |            |              |
| 151                                            | Fleet Contingency                                               | N/A           | Contingency for unexpected project expenses.                                                                                                                   | \$ 100,000                                              | \$ -                                                   | \$ 100,000                                        | \$ 100,000                                    | 100,000                 |                                      |                          |            |              |
| <b>Total Fleet Program</b>                     |                                                                 |               | <b>\$ 11,750,707</b>                                                                                                                                           | <b>\$ -</b>                                             | <b>\$ -</b>                                            | <b>\$ 180,000</b>                                 | <b>\$ 180,000</b>                             | <b>\$ 180,000</b>       |                                      |                          |            |              |
|                                                |                                                                 |               |                                                                                                                                                                |                                                         |                                                        |                                                   |                                               |                         |                                      |                          |            |              |
| <b>LAND ACQUISITION PROGRAM</b>                |                                                                 |               |                                                                                                                                                                |                                                         |                                                        |                                                   |                                               |                         |                                      |                          |            |              |
| 152                                            | Land Acquisition Administration                                 | Discretionary |                                                                                                                                                                | \$ 9,142,904                                            | \$ 5,917,904                                           | \$ -                                              | \$ 250,000                                    | \$ 250,000              | ★                                    |                          |            |              |
| <b>Total Land Acquisition Program</b>          |                                                                 |               | <b>\$ 9,142,904</b>                                                                                                                                            | <b>\$ 5,917,904</b>                                     | <b>\$ -</b>                                            | <b>\$ 250,000</b>                                 | <b>\$ 250,000</b>                             | <b>\$ 6,167,904</b>     |                                      |                          |            |              |
|                                                |                                                                 |               |                                                                                                                                                                |                                                         |                                                        |                                                   |                                               |                         |                                      |                          |            |              |
| <b>Total Capital Improvements Program Fund</b> |                                                                 |               | <b>\$ 88,720,703</b>                                                                                                                                           | <b>\$ 33,133,284</b>                                    | <b>\$ 37,015,000</b>                                   | <b>\$ 13,457,000</b>                              | <b>\$ 50,472,000</b>                          | <b>\$ 83,605,284</b>    |                                      |                          |            |              |

## CAPITAL IMPROVEMENT PROGRAM - FY 2026 PROPOSED BUDGET

Revised: May 8, 2025

|                             |                                          |               |                                                                                                                                                                                                                                       |                    |                    |                    |                    |                    |                                      |   | FY 2026 Project Schedule |            |              |
|-----------------------------|------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|---|--------------------------|------------|--------------|
| Project                     | Project Type                             | Project Scope | FY 2026 Proposed Budget                                                                                                                                                                                                               | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |   | Design                   | Permitting | Construction |
| <b>BEACH PROGRAM</b>        |                                          |               |                                                                                                                                                                                                                                       |                    |                    |                    |                    |                    |                                      |   |                          |            |              |
| 1                           | Beach Park Maintenance & Improvements    | Maintenance   | Repairs, replacement, and general improvements to beach parks such as facilities, hardscape, landscaping, lighting, boardwalks, beach mats, and site furnishings, and other capital infrastructure.                                   | \$ 150,000         | \$ 150,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 2                           | Beach Management & Monitoring            | Maintenance   | Activities to manage and monitor the beach and dune system including island wide beach survey and monitoring, endangered species monitoring, and other similar activities.                                                            | \$ 220,000         | \$ 220,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            |              |
| 3                           | Beach Renourishment                      | Maintenance   | Renourishment of beaches at Pine Island, Fish Haul Creek, "The Heel", Central, and South Beach.                                                                                                                                       | \$ 47,500,000      | \$ 47,500,000      |                    |                    |                    |                                      | ★ |                          |            | ✓            |
| 4                           | Islanders Beach Park Improvements        | Discretionary | Parking area expansion and renovation, building improvements, stormwater infrastructure improvements, playground equipment replacement, construction of new pathways, landscaping and signage improvements, and boardwalk repairs.    | \$ -               | \$ -               | Priority           | Priority           |                    |                                      |   |                          |            |              |
| 5                           | Folly Field Beach Park Improvements      | Discretionary | Renovation consisting of restroom building exterior renovation, landscaping enhancements, new signage, consolidation of lighting and camera systems, and other improvements.                                                          | \$ -               | \$ -               |                    | Priority           |                    |                                      |   |                          |            |              |
| 6                           | Coligny Beach Park Boardwalk Maintenance | Maintenance   | Replacement and repair to existing decking, including structural repairs where necessary.                                                                                                                                             | \$ 250,000         | \$ 250,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 7                           | Harbour Town Dredge                      | Maintenance   | Agreement with South Island Dredging Association to assist with funding for dredging of Harbour Town Yacht Basin and Braddock Cove Creek.                                                                                             | \$ 600,000         | \$ 600,000         |                    |                    |                    |                                      | ★ |                          |            | ✓            |
| 8                           | Beach Program Contingency                | N/A           | Contingency for unexpected expenses.                                                                                                                                                                                                  | \$ 100,000         | \$ 100,000         | Priority           | Priority           | Priority           | Priority                             |   |                          |            |              |
| <b>Total Beach Program</b>  |                                          |               | \$ 48,820,000                                                                                                                                                                                                                         | \$ 48,820,000      |                    |                    |                    |                    |                                      |   |                          |            |              |
| <b>PATHWAY PROGRAM</b>      |                                          |               |                                                                                                                                                                                                                                       |                    |                    |                    |                    |                    |                                      |   |                          |            |              |
| 9                           | Pathway Maintenance & Improvements       | Maintenance   | 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. | \$ 500,000         | \$ 500,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| <b>New Pathway Segments</b> |                                          |               |                                                                                                                                                                                                                                       |                    |                    |                    |                    |                    |                                      |   |                          |            |              |

|                               |                                                                                           |               |                                                                                                                                                                                                            |                    |                    |                    |                    |                    |                                      |   | FY 2026 Project Schedule |            |              |
|-------------------------------|-------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|---|--------------------------|------------|--------------|
| Project                       | Project Type                                                                              | Project Scope | FY 2026 Proposed Budget                                                                                                                                                                                    | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |   | Design                   | Permitting | Construction |
| 10                            | Jonesville Road Pathway (Western Terminus to Spanish Wells Rd)                            | Discretionary | Construction of new pedestrian pathway off of Spanish Wells Road into and through the Jonesville neighborhood.                                                                                             | \$ 500,000         | \$ 500,000         | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 11                            | Dunnagans Alley Pathway (Wexford Drive to Arrow Road)                                     | Discretionary | 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.                                     | \$ 250,000         | \$ 250,000         | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 12                            | William Hilton Parkway EB Pathway (Wexford Drive to Arrow Road)                           | Discretionary | Construction of new pathway from Village at Wexford to Arrow Road. SC DOT TAP Grant Project.                                                                                                               | \$ 300,000         | \$ 300,000         | Priority           |                    |                    |                                      | ★ | ✓                        |            |              |
| 13                            | South Forest Beach HAWK Signal at Marriott Grande Ocean                                   | Discretionary | Improve pedestrian crossing at Alder Lane to public beach access.                                                                                                                                          | \$ -               | \$ -               | Priority           |                    |                    |                                      |   |                          |            |              |
| 14                            | Lagoon Road Pathway (Avocet Road to North Forest Beach Drive)                             | Discretionary | Improve pedestrian beach access along Avocet Road to North Forest Beach Drive.                                                                                                                             | \$ -               | \$ -               | Priority           | Priority           |                    |                                      |   |                          |            |              |
| 15                            | Palmetto Parkway Pathway (Mathews Drive to William Hilton Parkway)                        | Discretionary | Construction of new pathway along Palmetto Parkway.                                                                                                                                                        | \$ -               | \$ -               | Priority           | Priority           |                    |                                      |   |                          |            |              |
| 16                            | Spanish Wells Pedestrian Bridge                                                           | Maintenance   | Renovation of existing wooden pedestrian bridge along Spanish Wells Road.                                                                                                                                  | \$ -               | \$ -               |                    | Priority           |                    |                                      |   |                          |            |              |
| 17                            | Fish Haul Road (Baygall Road to Alice Perry Drive)                                        | Discretionary | Phase 1: Baygall Road to Mangrove Street (800 linear feet). Phase 2: Mangrove Street to Alice Perry Drive (1,700 linear feet).                                                                             | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 18                            | William Hilton Parkway EB Pathway (Mathews Drive / Folly Field Road to Shelter Cove Lane) | Discretionary | 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 (6,400 linear feet). | \$ -               | \$ -               |                    | Priority           |                    |                                      |   |                          |            |              |
| 19                            | Cross Island Parkway from Coastal Discovery Museum Access to Spanish Wells Road           | Discretionary | New pathway installation from Coastal Discovery to Spanish Wells Road pathway.                                                                                                                             | \$ -               | \$ -               |                    |                    | Priority           |                                      |   |                          |            |              |
| 20                            | Muddy Creek Pathway Connection (Muddy Creek Road to Cross Island Parkway)                 | Discretionary | New pathway installation from Muddy Creek Road neighborhood to Cross Island Pathway.                                                                                                                       | \$ -               | \$ -               | Priority           | Priority           |                    |                                      |   |                          |            |              |
| Subtotal New Pathway Segments |                                                                                           |               | \$ 1,050,000                                                                                                                                                                                               | \$ 1,050,000       |                    |                    |                    |                    |                                      |   |                          |            |              |
| 21                            | Pathway Project Management and Contingency                                                | N/A           | Contingency for unexpected project expenses.                                                                                                                                                               | \$ 100,000         | \$ 100,000         | Priority           | Priority           | Priority           | Priority                             |   |                          |            |              |
| Total Pathway Program         |                                                                                           |               | \$ 1,650,000                                                                                                                                                                                               | \$ 1,650,000       |                    |                    |                    |                    |                                      |   |                          |            |              |

|                                 |                                              |               |                                                                                                                                                                                                                                                        |                    |                    |                    |                    |                    |                                      |   | FY 2026 Project Schedule |            |              |
|---------------------------------|----------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|---|--------------------------|------------|--------------|
| Project                         | Project Type                                 | Project Scope | FY 2026 Proposed Budget                                                                                                                                                                                                                                | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |   | Design                   | Permitting | Construction |
| <b>ROADWAY PROGRAM</b>          |                                              |               |                                                                                                                                                                                                                                                        |                    |                    |                    |                    |                    |                                      |   |                          |            |              |
| 22                              | Roadway Maintenance & Improvements           | Maintenance   | 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.                                                 | \$ 250,000         | \$ 250,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 23                              | Town Road Resurfacing Program                | Maintenance   | Roadway resurfacing on existing Town roads.                                                                                                                                                                                                            | \$ -               | \$ -               | Priority           | Priority           | Priority           | Priority                             |   |                          |            |              |
| 24                              | Signal System Maintenance                    | Maintenance   | Maintenance of traffic signal system, traffic mast arms, and signage. Additional funding support, replacement of aging traffic cabinets and signal heads, and installation of battery back-ups.                                                        | \$ 1,100,000       | \$ 1,100,000       | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 25                              | Landscape, Lighting, and Safety Enhancements | Maintenance   | Landscaping, lighting improvements, and installation of safety improvements, including Beach City Road, Pope Avenue, William Hilton Parkway, Mathews Drive, Dunnagans Roundabout, Squire Pope Roundabout, Palmetto Bay Road, and Cross Island Parkway. | \$ 750,000         | \$ 750,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| <b>Dirt Road Paving Program</b> |                                              |               | Program to accept dedications of private dirt roads through procurement and ROW acquisition.                                                                                                                                                           |                    |                    |                    |                    |                    |                                      |   |                          |            |              |
| 26                              | Mitchelville Road                            | Discretionary | Replace existing dirt road with asphalt and drainage improvements located on Mitchelville Road.                                                                                                                                                        | \$ 910,000         | \$ 910,000         |                    |                    |                    |                                      | ★ |                          | ✓          | ✓            |
| 27                              | Alice Perry Drive                            | Discretionary | Replace existing dirt road with asphalt and drainage improvements in the Bay Gall Area of Hilton Head.                                                                                                                                                 | \$ 50,000          | \$ 50,000          | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 28                              | Freddie's Way                                | Discretionary | Replace existing dirt road with asphalt and drainage improvements located off of Oak View Road.                                                                                                                                                        | \$ 50,000          | \$ 50,000          | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 29                              | Alfred Lane                                  | Discretionary | Replace existing dirt road with asphalt and drainage improvements located off of Bryant Road.                                                                                                                                                          | \$ 44,500          | \$ 44,500          | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 30                              | Benjamin Drive                               | Discretionary | Replace existing dirt road with asphalt and drainage improvements located off of Jonesville Road.                                                                                                                                                      | \$ 50,000          | \$ 50,000          | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 31                              | Christopher Drive                            | Discretionary | Dirt road identified for future extension of paved road off of William Hilton Parkway.                                                                                                                                                                 | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |   |                          |            |              |
| 32                              | Darling Road                                 | Discretionary | Dirt road identified for future extension of paved road off of William Hilton Parkway.                                                                                                                                                                 | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |   |                          |            |              |
| 33                              | Manatee Way                                  | Discretionary | Dirt road identified for future extension of paved road off of Otter Hole Road.                                                                                                                                                                        | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |   |                          |            |              |



|                                   |                                                                     |               |                                                                                                                                                                                                                                                                                                               |                    |                    |                    |                    |                    |                                      |   | FY 2026 Project Schedule |            |              |
|-----------------------------------|---------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|---|--------------------------|------------|--------------|
| Project                           | Project Type                                                        | Project Scope | FY 2026 Proposed Budget                                                                                                                                                                                                                                                                                       | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |   | Design                   | Permitting | Construction |
| 34                                | Pine Field                                                          | Discretionary | Dirt road identified for future extension of a paved road off of Marshland Road.                                                                                                                                                                                                                              | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |   |                          |            |              |
| 35                                | Amelia Court                                                        | Discretionary | Dirt road identified for future extension of paved road off of Squire Pope Road.                                                                                                                                                                                                                              | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |   |                          |            |              |
| 36                                | Evelina Road                                                        | Discretionary | Dirt road identified for future extension of paved road off of Squire Pope Road.                                                                                                                                                                                                                              | \$ -               | \$ -               |                    |                    | Priority           | Priority                             |   |                          |            |              |
| Subtotal Dirt Road Paving Program |                                                                     |               | \$ 1,104,500                                                                                                                                                                                                                                                                                                  | \$ 1,104,500       |                    |                    |                    |                    |                                      |   |                          |            |              |
| 37                                | Island-wide Intersection Pedestrian & Vehicular Safety Improvements | Maintenance   | Installation of consistent pavement markings, Rectangular Rapid Flash Beacons (RRFB's), in-pavement puck lights, and/or improved signage at all intersections and at midblock crosswalk locations along major corridors. FY25/26: Squire Pope, Gum Tree, Cross Island Gum Tree Exit, Beach City, and Mathews. | \$ 250,000         | \$ 250,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 38                                | Jonesville Road and Spanish Wells Right Turn Lane Improvements      | Maintenance   | Right turn lane improvement off of Jonesville Road onto Spanish Wells Road.                                                                                                                                                                                                                                   | \$ 100,000         | \$ 100,000         | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 39                                | Northpoint Access Improvements                                      | Maintenance   | Access improvements connecting Northpoint to Gumtree Road through USPS including roadway, pathway to Gumtree Road/ Bus Drive, drainage, and landscaping.                                                                                                                                                      | \$ 150,000         | \$ 150,000         | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 40                                | Tabby Walk Entrance Relocation                                      | Maintenance   | Tabby Walk relocation of entrance from Mathews Drive to Palmetto Parkway for safety.                                                                                                                                                                                                                          | \$ 200,000         | \$ 200,000         | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 41                                | William Hilton Parkway Gateway Corridor & Stoney Corridor           | Discretionary | Additional planning for improvements to William Hilton Parkway on recommendations not included in SCDOT pathway project.                                                                                                                                                                                      | \$ 100,000         | \$ 100,000         |                    |                    |                    |                                      | ★ | ✓                        |            |              |
| Streetscape Enhancements          |                                                                     |               |                                                                                                                                                                                                                                                                                                               |                    |                    |                    |                    |                    |                                      |   |                          |            |              |
| 42                                | Main Street                                                         | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                           | \$ -               | \$ -               | Priority           | Priority           | Priority           | Priority                             |   |                          |            |              |
| 43                                | New Orleans Road                                                    | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                           | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 44                                | Old Wild Horse                                                      | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                           | \$ -               | \$ -               | Priority           | Priority           |                    |                                      |   |                          |            |              |
| 45                                | Palmetto Bay Road                                                   | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                           | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |   |                          |            |              |

|                                                          |                                                                                      |               |                                                                                                                                                                                                                                                                                                                                                                        |                    |                    |                    |                    |                    |                                      | FY 2026 Project Schedule |            |              |  |
|----------------------------------------------------------|--------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|--------------------------|------------|--------------|--|
| Project                                                  | Project Type                                                                         | Project Scope | FY 2026 Proposed Budget                                                                                                                                                                                                                                                                                                                                                | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority | Design                   | Permitting | Construction |  |
| 46                                                       | Pope Avenue Streetscape Improvements                                                 | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified. Includes a pedestrian scramble at Pope Avenue and Lagoon Road. Phase 1: Pedestrian scramble at Pope Avenue and Lagoon Road and design and permitting of intersection improvements. | \$ 250,000         | \$ 250,000         | Priority           | Priority           | Priority           | ★                                    | ✓                        | ✓          | ✓            |  |
| 47                                                       | Arrow Road                                                                           | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |                          |            |              |  |
| Subtotal Streetscape Enhancements                        |                                                                                      |               | \$ 250,000                                                                                                                                                                                                                                                                                                                                                             | \$ 250,000         |                    |                    |                    |                    |                                      |                          |            |              |  |
| William Hilton Parkway Streetscape Enhancements          |                                                                                      |               |                                                                                                                                                                                                                                                                                                                                                                        |                    |                    |                    |                    |                    |                                      |                          |            |              |  |
| 48                                                       | Segment 1 - Spanish Wells Road / Wild Horse Road to Wilborn Road / Jarvis Park Road  | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    | \$ -               | \$ -               |                    |                    | Priority           |                                      |                          |            |              |  |
| 49                                                       | Segment 2 - Wilborn Road / Jarvis Park Road to Beach City Road / Gardner Drive       | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |                          |            |              |  |
| 50                                                       | Segment 3 - Beach City Road / Gardner Drive to Dillon Road                           | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |                          |            |              |  |
| 51                                                       | Segment 4 - Dillon Road to Mathews Drive / Folly Field Road                          | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    | \$ -               | \$ -               |                    |                    | Priority           |                                      |                          |            |              |  |
| 52                                                       | Segment 5 - Mathews Drive / Folly Field Road to Shelter Cove Lane                    | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified. Phase 1:Survey, design, and permitting of median enhancements.                                                                                                                     | \$ 300,000         | \$ 300,000         | Priority           | Priority           | Priority           | Priority                             | ★                        | ✓          |              |  |
| 53                                                       | Segment 6 - Shelter Cove Lane to Queens Folly Road / King Neptune Drive              | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    | \$ -               | \$ -               |                    |                    | Priority           |                                      |                          |            |              |  |
| 54                                                       | Segment 7 - Queens Folly Road / King Neptune Drive to Wexford Drive / Shipyard Drive | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.                                                                                                                                                                                    | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |                          |            |              |  |
| 55                                                       | Segment 8 - Sea Pines Circle to Wexford Drive / Shipyard Drive                       | Discretionary | Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified. Phase 1: Design, permitting, and implementation of improvements to Sea Pines Circle.                                                                                               | \$ 350,000         | \$ 350,000         | Priority           |                    |                    | ★                                    | ✓                        | ✓          | ✓            |  |
| Subtotal William Hilton Parkway Streetscape Enhancements |                                                                                      |               | \$ 650,000                                                                                                                                                                                                                                                                                                                                                             | \$ 650,000         |                    |                    |                    |                    |                                      |                          |            |              |  |

|                                               |                                                                                                       |                                       |                                                                                                                                                                                                                                                    |                     |                    |                    |                    |                    |                                      |   | FY 2026 Project Schedule |            |              |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|---|--------------------------|------------|--------------|
| Project                                       | Project Type                                                                                          | Project Scope                         | FY 2026 Proposed Budget                                                                                                                                                                                                                            | FY 2026 Priority 1  | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |   | Design                   | Permitting | Construction |
| 56                                            | Wilborn Road & Pembroke Drive Turn Lane Extensions / Curb and Gutter Improvements                     | Maintenance                           | Extension of turn lanes to alleviate vehicle stacking at William Hilton Parkway intersections with Wilborn Road and Pembroke Drive.                                                                                                                | \$ -                | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 57                                            | Folly Field Road Pedestrian Safety Improvements                                                       | Maintenance                           | Improvements to Folly Field Road to include traffic calming measures and pedestrian crossing enhancements.                                                                                                                                         | \$ 75,000           | \$ 75,000          | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          | ✓            |
| 58                                            | Roadway Project Management and Contingency                                                            | N/A                                   | Contingency for unexpected project expenses.                                                                                                                                                                                                       | \$ 100,000          | \$ 100,000         | Priority           | Priority           | Priority           | Priority                             |   |                          |            |              |
| <b>Total Roadway Program</b>                  |                                                                                                       |                                       | <b>\$ 5,079,500</b>                                                                                                                                                                                                                                | <b>\$ 5,079,500</b> |                    |                    |                    |                    |                                      |   |                          |            |              |
|                                               |                                                                                                       |                                       |                                                                                                                                                                                                                                                    |                     |                    |                    |                    |                    |                                      |   |                          |            |              |
| <b>PARK PROGRAM</b>                           |                                                                                                       |                                       |                                                                                                                                                                                                                                                    |                     |                    |                    |                    |                    |                                      |   |                          |            |              |
| 59                                            | Park Maintenance and Improvements                                                                     | Maintenance                           | Repairs, replacement, and general improvements to parks (non-beach) such as facilities, hardscape, landscaping, lighting, boardwalks, and site furnishings, and other capital infrastructure.                                                      | \$ 250,000          | \$ 250,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 60                                            | Public Art Program                                                                                    | Discretionary                         | Sculptures, installation, upkeep/maintenance/repair of permanent collection and sites.                                                                                                                                                             | \$ 35,000           | \$ 35,000          | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| <b>Island Recreation Association</b>          |                                                                                                       | <b>Recreation Center enhancements</b> |                                                                                                                                                                                                                                                    |                     |                    |                    |                    |                    |                                      |   |                          |            |              |
| 61                                            | Rec Center Building Improvements                                                                      | Maintenance                           | Improvements to Rec Center building and supporting equipment, vehicles, and infrastructure.                                                                                                                                                        | \$ 233,500          | \$ 233,500         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 62                                            | Rec Center Pool Improvements                                                                          | Maintenance                           | Pool enhancements including dome equipment and pool equipment updates, windscreens, locker replacement, pool covers, etc.                                                                                                                          | \$ 195,000          | \$ 195,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 63                                            | Basketball Court Improvements                                                                         | Maintenance                           | Basketball court improvements; backboards, sun shade, light replacement, court replacement.                                                                                                                                                        | \$ -                | \$ -               | Priority           |                    |                    |                                      |   |                          |            |              |
| 64                                            | Athletic Equipment Improvements                                                                       | Maintenance                           | New and replacement equipment to support athletics, including practice and game goals for soccer.                                                                                                                                                  | \$ 15,000           | \$ 15,000          |                    | Priority           |                    | Priority                             | ★ |                          |            |              |
| 65                                            | Event Equipment Improvements                                                                          | Maintenance                           | New and replacement equipment to support special events: Purchase of replacement practice goals for 4-5 year old program, replacement of 3 sets of goals at Barker Field, and purchase of new robotic field liner.                                 | \$ 67,500           | \$ 67,500          | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            |              |
| <b>Subtotal Island Recreation Association</b> |                                                                                                       |                                       | <b>\$ 511,000</b>                                                                                                                                                                                                                                  | <b>\$ 511,000</b>   | <b>Priority</b>    | <b>Priority</b>    | <b>Priority</b>    | <b>Priority</b>    |                                      |   |                          |            |              |
| 66                                            | Chaplin Community Park Renovation - Phase 1: Parking Renovation & Expansion                           | Discretionary                         | Expansion of parking facility to add approximately 154 parking spaces to existing northern and southern parking lots.                                                                                                                              | \$ -                | \$ -               | Priority           | Priority           | Priority           |                                      |   |                          |            |              |
| 67                                            | Chaplin Community Park Renovation - Phase 2: Soccer Complex, Facility Upgrades, and Parking Expansion | Discretionary                         | Connect northern parking lot to Casnet Drive and add approximately 82 parking spaces; renovation of soccer fields, tennis courts, and dog park; construction of new pavilion, multi-use facility with restroom, pickleball courts, and playground. | \$ -                | \$ -               | Priority           | Priority           | Priority           |                                      |   |                          |            |              |
| 68                                            | Coligny Circle NW Quadrant Pocket Park                                                                | Discretionary                         | Improvements include plaza amenity space, landscaping, and a multi-use path.                                                                                                                                                                       | \$ 900,000          | \$ 900,000         |                    |                    |                    |                                      | ★ |                          | ✓          | ✓            |
| 69                                            | Crossings Park Renovation - Phase 1: Pickleball Complex                                               | Discretionary                         | Construct new pickleball complex to include 18 courts, clubhouse with pro-shop and restrooms, parking lot, landscaping and pathway connection to Bristol Sports Area.                                                                              | \$ 1,000,000        | \$ 1,000,000       | Priority           | Priority           | Priority           |                                      | ★ | ✓                        | ✓          |              |

|                              |                                                                                       |               |                                                                                                                                                                                                           |                    |                    |                    |                    |                    |                                      |   | FY 2026 Project Schedule |            |              |
|------------------------------|---------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|---|--------------------------|------------|--------------|
| Project                      | Project Type                                                                          | Project Scope | FY 2026 Proposed Budget                                                                                                                                                                                   | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |   | Design                   | Permitting | Construction |
| 70                           | Crossings Park Renovation - Phase 2: Bristol Sports Arena, Skate Park, and Pump Track | Discretionary | Renovation to Bristol Sports Arena with new cover and fencing over arena, new skate park, and pump track.                                                                                                 | \$ 750,000         | \$ 750,000         | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 71                           | Crossings Park Renovation - Phase 3: Baseball Complex                                 | Discretionary | Construction of 2 new baseball fields, restroom, parking lot and Champions Plaza; renovation of 3 existing baseball fields, concessions, training facility, parking lot.                                  | \$ 250,000         | \$ 250,000         | Priority           | Priority           | Priority           | Priority                             | ★ | ✓                        |            |              |
| 72                           | Jarvis Creek Park Improvements                                                        | Discretionary | Replacement of playground equipment.                                                                                                                                                                      | \$ -               | \$ -               |                    | Priority           |                    |                                      |   |                          |            |              |
| 73                           | Mid-Island Tract Park - Phase 1                                                       | Discretionary | Improvements to stormwater and lagoon systems, pathways, parking lot off of Union Cemetery Road, and restrooms (site stabilization).                                                                      | \$ 750,000         | \$ 750,000         | Priority           | Priority           | Priority           | Priority                             | ★ | ✓                        | ✓          |              |
| 74                           | Patterson Family Park                                                                 | Discretionary | 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. | \$ 2,590,000       | \$ 2,590,000       |                    |                    |                    |                                      | ★ | ✓                        | ✓          | ✓            |
| 75                           | Shelter Cove Community Park Expansion, Phase 2                                        | Discretionary | Installation of Best Buddies playground followed by future construction of a Broad Creek boardwalk and viewing platform and landscaping.                                                                  | \$ -               | \$ -               | Priority           | Priority           |                    |                                      |   |                          |            |              |
| 76                           | Taylor Family Park                                                                    | Discretionary | 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.             | \$ 2,750,000       | \$ 2,750,000       |                    |                    |                    |                                      | ★ | ✓                        | ✓          | ✓            |
| 77                           | Chaplin Linear Park with Treehouse                                                    | Discretionary | Linear Park including trail head up-fit, pedestrian bridge at Broad Creek Inlet, tree house, and marsh-side trail connection to Singleton Beach Road.                                                     | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 78                           | Old Schoolhouse Park Improvements                                                     | Discretionary | Landscape & site improvements including ADA parking and sidewalks, pickleball court replacement, restroom, shade, signage, seating, landscaping, etc.                                                     | \$ 750,000         | \$ 750,000         |                    | Priority           |                    |                                      | ★ | ✓                        | ✓          | ✓            |
| 79                           | Barker Field Phase 2 & Mitchelville Property Improvements                             | Discretionary | Development of master plan and identification of future projects.                                                                                                                                         | \$ -               | \$ -               |                    |                    | Priority           | Priority                             |   |                          |            |              |
| 80                           | Marshland Road Racquet Facility                                                       | Discretionary | Future racquet facility identified.                                                                                                                                                                       | \$ -               | \$ -               |                    |                    |                    | Priority                             |   |                          |            |              |
| 81                           | Park Project Contingency                                                              | N/A           | Contingency for unexpected project expenses.                                                                                                                                                              | \$ 100,000         | \$ 100,000         | Priority           | Priority           | Priority           | Priority                             |   |                          |            |              |
| Total Park Program           |                                                                                       |               | \$ 10,636,000                                                                                                                                                                                             | \$ 10,636,000      |                    |                    |                    |                    |                                      |   |                          |            |              |
| FACILITY & EQUIPMENT PROGRAM |                                                                                       |               |                                                                                                                                                                                                           |                    |                    |                    |                    |                    |                                      |   |                          |            |              |

|                                       |                                     |               |                                                                                                                                                                                                                                 |                    |                    |                    |                    |                    |                                      |   | FY 2026 Project Schedule |            |              |
|---------------------------------------|-------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|---|--------------------------|------------|--------------|
| Project                               | Project Type                        | Project Scope | FY 2026 Proposed Budget                                                                                                                                                                                                         | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |   | Design                   | Permitting | Construction |
| 82                                    | Facility Maintenance & Improvements | Maintenance   | 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. | \$ 500,000         | \$ 500,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 83                                    | Facilities Equipment                | Maintenance   | Landscape equipment, watering tank, and other equipment for maintenance of capital infrastructure.                                                                                                                              | \$ 50,000          | \$ 50,000          | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            |              |
| 84                                    | Town Hall Facility Improvements     | Maintenance   | Repairs, replacement, and general improvements to Town Hall facility, including structural repairs to floors. A portion of the roll forward budget (\$1.1M) will move to 4 Office Way for FY26.                                 | \$ 200,000         | \$ 200,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 85                                    | 4 Office Way Renovations            | Maintenance   | Renovation of recently acquired former bank building to support the Engineering & Projects Department (first floor) and the Technology & Innovation Department (second floor).                                                  | \$ 1,100,000       | \$ 1,100,000       |                    |                    |                    |                                      | ★ | ✓                        | ✓          | ✓            |
| 86                                    | IT Equipment & Software             | Maintenance   | Replacement and acquisition of IT hardware and software equipment including servers, switches, computers, and associated equipment.                                                                                             | \$ 625,000         | \$ 625,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            |              |
| 87                                    | Fire Hydrant Expansion              | Maintenance   | Add new fire hydrants, particularly in historic neighborhoods.                                                                                                                                                                  | \$ 50,000          | \$ 50,000          | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 88                                    | Fire & Medical Systems & Equipment  | Maintenance   | Replacement of fire and medical systems and equipment.                                                                                                                                                                          | \$ -               | \$ -               | Priority           | Priority           | Priority           | Priority                             |   |                          |            |              |
| 89                                    | Furniture Replacement               | Maintenance   | Replacement of furniture in Town Center.                                                                                                                                                                                        | \$ 300,000         | \$ 300,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            |              |
| 90                                    | Security Cameras & Connectivity     | Maintenance   | Replacement of aging cameras and Wi-Fi upgrades.                                                                                                                                                                                | \$ 150,000         | \$ 150,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            |              |
| 91                                    | Tree Planting Program               | Discretionary | New tree planting island wide.                                                                                                                                                                                                  | \$ 150,000         | \$ 150,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            |              |
| Coastal Discovery Museum Improvements |                                     |               |                                                                                                                                                                                                                                 |                    |                    |                    |                    |                    |                                      |   |                          |            |              |
| 92                                    | Discovery House                     | Maintenance   | Paint exterior and interior, doors/hardware, wood rot repairs.                                                                                                                                                                  | \$ 20,500          | \$ 20,500          | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 93                                    | Armstrong / Hack House              | Maintenance   | Floors and office renovation.                                                                                                                                                                                                   | \$ 10,500          | \$ 10,500          | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 94                                    | Pavilion                            | Maintenance   | Roof and electrical improvements.                                                                                                                                                                                               | \$ 4,500           | \$ 4,500           | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 95                                    | Discovery Lab                       | Maintenance   | Interior repairs.                                                                                                                                                                                                               | \$ 4,500           | \$ 4,500           | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |
| 96                                    | Pavilion / Restroom Building        | Maintenance   | Structural repairs.                                                                                                                                                                                                             | \$ 350,000         | \$ 350,000         | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            | ✓            |

|                                                |                                                 |               |                                                                                                                                                         |                    |                    |                    |                    |                    |                                      |   | FY 2026 Project Schedule |            |              |
|------------------------------------------------|-------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|---|--------------------------|------------|--------------|
| Project                                        | Project Type                                    | Project Scope | FY 2026 Proposed Budget                                                                                                                                 | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |   | Design                   | Permitting | Construction |
| 97                                             | Horse Barn                                      | Maintenance   | Structural repairs.                                                                                                                                     | \$ 23,000          | \$ 23,000          | Priority           | Priority           | Priority           | ★                                    |   |                          |            | ✓            |
| 98                                             | Hay Barn                                        | Maintenance   | Interior repairs.                                                                                                                                       | \$ 50,000          | \$ 50,000          |                    | Priority           | Priority           | ★                                    |   |                          |            | ✓            |
| 99                                             | Miscellaneous Improvements                      | Maintenance   | Front and side gates, boardwalks repair, tree work, well/field irrigation, fence repair, HVAC platform and replacement.                                 | \$ 23,000          | \$ 23,000          | Priority           | Priority           | Priority           | ★                                    |   |                          |            | ✓            |
| 100                                            | Event Space Improvements                        | Maintenance   | Construction of Town-initiated enhancements including ADA compliance and lighting upgrades.                                                             | \$ 10,000          | \$ 10,000          | Priority           |                    |                    | ★                                    |   |                          |            | ✓            |
| Subtotal Coastal Discovery Museum Improvements |                                                 |               | \$ 496,000                                                                                                                                              | \$ 496,000         | Priority           | Priority           | Priority           | Priority           |                                      |   |                          |            |              |
| 101                                            | Fire Rescue Headquarters                        | Maintenance   | Construction of a new Fire Rescue Headquarters building.                                                                                                | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |   |                          |            |              |
| 102                                            | Jonesville Horse Barn                           | Maintenance   | Renovation of existing stables, demolition of the home behind the stables, fence repairs and replacement, and miscellaneous site improvements.          | \$ 500,000         | \$ 500,000         |                    |                    |                    | ★                                    |   |                          |            | ✓            |
| 103                                            | Mitchelville Freedom Park Improvements          | Discretionary | Construction of drive and parking improvements to add dedicated parking and install site electricity to support events.                                 | \$ 250,000         | \$ 250,000         | Priority           |                    |                    | ★                                    | ✓ | ✓                        |            |              |
| 104                                            | Wild Wing Café Renovation                       | Discretionary | Renovation of building and site.                                                                                                                        | \$ -               | \$ -               |                    |                    |                    |                                      |   |                          |            |              |
| 105                                            | Aunt Chilada Property Improvements              | Maintenance   | Demolition of recently acquired building, parking lot renovation and construction of a pocket park.                                                     | \$ -               | \$ -               | Priority           |                    |                    |                                      |   |                          |            |              |
| 106                                            | Town Refuse & Recycling Management Improvements | Discretionary | Improvements and acquisition of equipment for refuse and recycling at Town facilities, parks, and beaches.                                              | \$ 250,000         | \$ 250,000         | Priority           |                    |                    | ★                                    |   |                          |            |              |
| 107                                            | Fire Radio Replacement                          | Maintenance   | Replacement of radio communication equipment.                                                                                                           | \$ -               | \$ -               |                    |                    | Priority           |                                      |   |                          |            |              |
| 108                                            | Facilities and Equipment Contingency            | N/A           | Contingency for unexpected project expenses.                                                                                                            | \$ 100,000         | \$ 100,000         | Priority           | Priority           | Priority           |                                      |   |                          |            |              |
| Total Facility & Equipment Program             |                                                 |               | \$ 4,721,000                                                                                                                                            | \$ 4,721,000       |                    |                    |                    |                    |                                      |   |                          |            |              |
| STORMWATER PROGRAM                             |                                                 |               |                                                                                                                                                         |                    |                    |                    |                    |                    |                                      |   |                          |            |              |
| 109                                            | Stormwater Maintenance & Improvements           | Maintenance   | Various stormwater corrective maintenance and improvement projects based on service request priority scores, including easement acquisitions as needed. | \$ 1,800,000       | \$ 1,800,000       | Priority           | Priority           | Priority           | ★                                    | ✓ | ✓                        |            | ✓            |
| 110                                            | Stormwater Maintenance Agreement Program        | Maintenance   | Stormwater program allocation for qualifying corrective maintenance reimbursements for active agreement partners.                                       | \$ 2,000,000       | \$ 2,000,000       | Priority           | Priority           | Priority           | ★                                    |   |                          |            | ✓            |

|         |                                                            |               |                                                                                                                                                                                                                                                                                                                                                                |                       |                       |                       |                       |                       |                                               |   | FY 2026 Project Schedule |            |              |
|---------|------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------------------------------|---|--------------------------|------------|--------------|
| Project | Project Type                                               | Project Scope | FY 2026<br>Proposed<br>Budget                                                                                                                                                                                                                                                                                                                                  | FY 2026<br>Priority 1 | FY 2027<br>Priority 2 | FY 2028<br>Priority 3 | FY 2029<br>Priority 4 | FY 2030<br>Priority 5 | FY 2026<br>Planning<br>Commission<br>Priority |   | Design                   | Permitting | Construction |
| 111     | Moonshell / Folly Field Neighborhood Drainage Improvements | Maintenance   | Permitting & installation of pipes, inlet structures, and control structures to improve efficiency and reduce long-term maintenance costs along the existing Folly Field ditch between Starfish Drive and the Island Club including making improvements to the outfall connection to the Port Royal main channel (under Folly Field Road and Wimbledon Court). | \$ 60,000             | \$ 60,000             | Priority              |                       |                       |                                               | ★ | ✓                        |            |              |
| 112     | 75 Helmsman Way Drainage Improvements                      | Maintenance   | Replace existing pipes and replace with larger pipes at a higher elevation with backflow prevention devices to correct identified deficiencies (resilience project).                                                                                                                                                                                           | \$ 50,000             | \$ 50,000             | Priority              |                       |                       |                                               | ★ | ✓                        |            |              |
| 113     | Bryant Road Pond Restoration                               | Maintenance   | Restoration of existing ponds and new pipe interconnection on property recently acquired by the Town to address drainage system deficiencies.                                                                                                                                                                                                                  | \$ 25,000             | \$ 25,000             |                       |                       |                       |                                               | ★ |                          |            | ✓            |
| 114     | Cordillo Courts Drainage Improvements                      | Maintenance   | Installation of new drainage infrastructure including pipe, inlets and expansion of an existing detention basin.                                                                                                                                                                                                                                               | \$ 95,880             | \$ 95,880             |                       |                       |                       |                                               | ★ |                          |            | ✓            |
| 115     | Gum Tree Road Drainage Improvements                        | Maintenance   | 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.                                                                                                                                   | \$ 120,000            | \$ 120,000            |                       |                       |                       |                                               | ★ |                          |            | ✓            |
| 116     | Jarvis Creek Outfall                                       | Maintenance   | 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).               | \$ 50,000             | \$ 50,000             | Priority              | Priority              | Priority              |                                               | ★ | ✓                        | ✓          |              |
| 117     | Jarvis Creek Pump Station - Pump Replacements              | Maintenance   | Procure and install new pumps (4 total, 1 replaced per year).                                                                                                                                                                                                                                                                                                  | \$ 300,000            | \$ 300,000            | Priority              | Priority              | Priority              |                                               | ★ |                          |            | ✓            |
| 118     | Main Street Drainage Improvements                          | Maintenance   | Improvements based on 2019 assessment completed by Stormwater Utility.                                                                                                                                                                                                                                                                                         | \$ 50,000             | \$ 50,000             |                       | Priority              | Priority              | Priority                                      | ★ |                          |            | ✓            |
| 119     | Old Woodlands-26 Indian Trail Drainage Improvements        | Maintenance   | Improvements along the back lot line of three residential properties to address a chronic drainage issue.                                                                                                                                                                                                                                                      | \$ 80,000             | \$ 80,000             | Priority              |                       |                       |                                               | ★ | ✓                        | ✓          |              |
| 120     | Palmetto Hall Outfall Improvements                         | Maintenance   | Addition of hydraulic capacity at the system outfall and addition of backflow prevention devices.                                                                                                                                                                                                                                                              | \$ 150,000            | \$ 150,000            | Priority              | Priority              |                       |                                               | ★ | ✓                        |            |              |
| 121     | Water Level Monitoring                                     | Maintenance   | Installation of remote monitoring devices to facilitate disaster preparation, pond management, and dynamic model calibration efforts.                                                                                                                                                                                                                          | \$ 75,000             | \$ 75,000             | Priority              | Priority              | Priority              | Priority                                      | ★ |                          |            |              |



|         |                                                                  |               |                                                                                                                                                                          |                    |                    |                    |                    |                    |                                      |   | FY 2026 Project Schedule |            |              |
|---------|------------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|---|--------------------------|------------|--------------|
| Project | Project Type                                                     | Project Scope | FY 2026 Proposed Budget                                                                                                                                                  | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |   | Design                   | Permitting | Construction |
| 122     | Weather Monitoring                                               | Maintenance   | Installation of weather stations in various locations to provide essential data during extreme weather events and to calibrate dynamic hydraulic models.                 | \$ 50,000          | \$ 50,000          | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            |              |
| 123     | Central Island Pump Station Overhaul and Resiliency Improvements | Maintenance   | Overhaul including 2 new pumps, new controls, debris screens, new genset, new conduit, new SCADA monitoring system, and new control building.                            | \$ 750,000         | \$ 750,000         | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 124     | Ashmore Channel Resilience/278 Backflow Prevention Port Royal    | Maintenance   | Install flap gates on each of two large diameter pipes to protect Port Royal and adjacent upstream properties during extreme weather events (resilience project).        | \$ -               | \$ -               | Priority           | Priority           | Priority           | Priority                             |   |                          |            |              |
| 125     | Gum Tree Channel Capacity Improvements at Chinaberry Crossing    | Maintenance   | Channel and road crossing improvements to address identified system deficiencies.                                                                                        | \$ 120,000         | \$ 120,000         | Priority           |                    |                    |                                      | ★ | ✓                        | ✓          |              |
| 126     | 24 Pope Avenue Outfall to Shipyard                               | Maintenance   | Design and install drainage infrastructure to correct an identified deficiency impacting drainage on Pope Avenue.                                                        | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |   |                          |            |              |
| 127     | 25 Dunnagans Alley Parking Lot Drainage Improvements             | Maintenance   | Installation of an inlet and a pipe to drain a Town-owned parking lot.                                                                                                   | \$ -               | \$ -               |                    | Priority           |                    |                                      |   |                          |            |              |
| 128     | Airport Outfall Ditch Relocation                                 | Maintenance   | 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.   | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 129     | Arrow Road Laydown Yard Improvements                             | Maintenance   | Adding rock to reduce tracking of sediment onto Arrow Road.                                                                                                              | \$ 75,000          | \$ 75,000          | Priority           |                    |                    |                                      | ★ |                          |            | ✓            |
| 130     | Arrow Road Outfall at Greenery                                   | Maintenance   | Relocate a primary system outfall pipe that drains portions of Arrow Road, Palmetto Bay Road, and Archer Road to address an identified deficiency.                       | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 131     | Burkes Beach Area Drainage Improvements                          | Maintenance   | Design and install drainage infrastructure to correct several identified deficiencies on Burkes Beach Road, Beach Front Lane, Barrier Beach Cove, and Sandy Beach Trail. | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 132     | Gardner Channel Capacity Improvements at 278                     | Maintenance   | Excavate a primary system channel to restore conveyance capacity.                                                                                                        | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 133     | Marshland Road Pathway Drainage Issues                           | Maintenance   | Implement various improvements along the Town-owned pathway to address identified deficiencies.                                                                          | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 134     | Muddy Creek South Outfall                                        | Maintenance   | Outfall ditch capacity improvements to protect the Muddy Creek Neighborhood (easements required).                                                                        | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |   |                          |            |              |

|                          |                                                                 |               |                                                                                                                                                                             |                    |                    |                    |                    |                    |                                      |   | FY 2026 Project Schedule |            |              |
|--------------------------|-----------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|---|--------------------------|------------|--------------|
| Project                  | Project Type                                                    | Project Scope | FY 2026 Proposed Budget                                                                                                                                                     | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |   | Design                   | Permitting | Construction |
| 135                      | North Forest Beach Pipe Replacements                            | Maintenance   | 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. | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 136                      | Shipyards Pump Station Overhaul                                 | Maintenance   | Overhaul of a critical pump station including replacement of electronic controls, generator, and pumps.                                                                     | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 137                      | Squire Pope Outfalls-Backflow Prevention (2)                    | Maintenance   | Add flap gates at the end of two primary system outfalls to improve hydraulic functionality (resilience project).                                                           | \$ -               | \$ -               |                    | Priority           | Priority           |                                      |   |                          |            |              |
| 138                      | The Links at Port Royal Improvements                            | Maintenance   | Drainage system capacity improvements to protect Port Royal, Folly Field, Island Club, Islanders Beach Park, and residential properties along Wimbledon Court.              | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 139                      | Woodlake Villas/Mathews Drive Outfall Improvements              | Maintenance   | Design and implement drainage system improvements to correct identified deficiencies and mitigate flooding potential in Woodlake Villas.                                    | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 140                      | Woodward Ave Pipe Rehabilitation                                | Maintenance   | Line or replace a primary system pipe to address an identified deficiency.                                                                                                  | \$ -               | \$ -               |                    | Priority           | Priority           | Priority                             |   |                          |            |              |
| 141                      | Arrow Road Powerline Channel Excavation - Capacity Improvements | Maintenance   | Excavate a primary system channel to restore conveyance capacity.                                                                                                           | \$ -               | \$ -               |                    |                    |                    | Priority                             |   |                          |            |              |
| 142                      | Stormwater Contingency                                          | N/A           | Contingency for unexpected project expenses.                                                                                                                                | \$ 500,000         | \$ 500,000         | Priority           | Priority           | Priority           | Priority                             |   |                          |            |              |
| Total Stormwater Program |                                                                 |               | \$ 6,350,880                                                                                                                                                                | \$ 6,350,880       |                    |                    |                    |                    |                                      |   |                          |            |              |
|                          |                                                                 |               |                                                                                                                                                                             |                    |                    |                    |                    |                    |                                      |   |                          |            |              |
| FLEET PROGRAM            |                                                                 |               |                                                                                                                                                                             |                    |                    |                    |                    |                    |                                      |   |                          |            |              |
| 143                      | Staff Vehicle Replacement                                       | Maintenance   | Replace two staff vehicles that have reached their 120,000 mile / 12 year mark.                                                                                             | \$ 80,000          | \$ 80,000          | Priority           | Priority           | Priority           | Priority                             | ★ |                          |            |              |
| 144                      | Engine/Pumper Replacement/Quint Company Replacement             | Maintenance   | Replacement of fire response vehicles.                                                                                                                                      | \$ -               | \$ -               |                    |                    |                    |                                      |   |                          |            |              |
| 145                      | Support Vehicle Replacement                                     | Maintenance   | Fork lift Delivered in service. FY25 \$ is for Service Truck.                                                                                                               | \$ -               | \$ -               | Priority           |                    |                    |                                      |   |                          |            |              |
| 146                      | Ladder Truck Replacement                                        | Maintenance   | Ladder Truck Replacement - (2) Tillers 36 month build (minimum lead time).                                                                                                  | \$ -               | \$ -               | Priority           |                    |                    |                                      |   |                          |            |              |
| 147                      | New Staff Vehicles                                              | Maintenance   | New vehicles not considered replacement.                                                                                                                                    | \$ -               | \$ -               |                    |                    |                    |                                      |   |                          |            |              |

|                                         |                                 |               |                                              |                    |                    |                    |                    |                    |                                      |  | FY 2026 Project Schedule |            |              |
|-----------------------------------------|---------------------------------|---------------|----------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------------------|--|--------------------------|------------|--------------|
| Project                                 | Project Type                    | Project Scope | FY 2026 Proposed Budget                      | FY 2026 Priority 1 | FY 2027 Priority 2 | FY 2028 Priority 3 | FY 2029 Priority 4 | FY 2030 Priority 5 | FY 2026 Planning Commission Priority |  | Design                   | Permitting | Construction |
| 148                                     | Specialty Vehicles              | Maintenance   | Replacement of Specialty vehicles.           | \$ -               | \$ -               | Priority           |                    | Priority           |                                      |  |                          |            |              |
| 149                                     | Battalion 1 Replacement         | Maintenance   | Replacement of Battalion 1 vehicle.          | \$ -               | \$ -               | Priority           |                    |                    |                                      |  |                          |            |              |
| 150                                     | Medic Unit Replacement          | Maintenance   | Replacement of Medic Units (10-year cycle).  | \$ -               | \$ -               |                    | Priority           |                    |                                      |  |                          |            |              |
| 151                                     | Fleet Contingency               | N/A           | Contingency for unexpected project expenses. | \$ 100,000         | \$ 100,000         | Priority           | Priority           | Priority           | Priority                             |  |                          |            |              |
| Total Fleet Program                     |                                 |               | \$ 180,000                                   | \$ 180,000         |                    |                    |                    |                    |                                      |  |                          |            |              |
| LAND ACQUISITION PROGRAM                |                                 |               |                                              |                    |                    |                    |                    |                    |                                      |  |                          |            |              |
| 152                                     | Land Acquisition Administration | Discretionary | \$ 250,000                                   | \$ 250,000         | Priority           | Priority           | Priority           | Priority           | ★                                    |  |                          |            |              |
| Total Land Acquisition Program          |                                 |               | \$ 250,000                                   | \$ 250,000         |                    |                    |                    |                    |                                      |  |                          |            |              |
| Total Capital Improvements Program Fund |                                 |               | \$ 77,687,380                                | \$ 77,687,380      | Priority           | Priority           | Priority           | Priority           |                                      |  |                          |            |              |

## TOWN OF HILTON HEAD ISLAND STAFF 2026 HOLIDAY SCHEDULE

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| <b>New Year's Day 2026 (observed)</b> | <b>January 1, 2026 (Thursday)</b>    |
| <b>Martin Luther King, Jr. Day</b>    | <b>January 19, 2026 (Monday)</b>     |
| <b>Presidents Day</b>                 | <b>February 16, 2026 (Monday)</b>    |
| <b>Memorial Day</b>                   | <b>May 25, 2026 (Monday)</b>         |
| <b>Juneteenth</b>                     | <b>June 19, 2026 (Friday)</b>        |
| <b>Independence Day (observed)</b>    | <b>July 3, 2026 (Friday)</b>         |
| <b>Labor Day</b>                      | <b>September 7, 2026 (Monday)</b>    |
| <b>Veterans' Day</b>                  | <b>November 11, 2026 (Wednesday)</b> |
| <b>Thanksgiving Day</b>               | <b>November 26, 2026 (Thursday)</b>  |
| <b>Day after Thanksgiving</b>         | <b>November 27, 2026 (Friday)</b>    |
| <b>Christmas Eve</b>                  | <b>December 24, 2026 (Thursday)</b>  |
| <b>Christmas Day</b>                  | <b>December 25, 2026 (Friday)</b>    |
| <b>New Year's Day 2027</b>            | <b>January 1, 2027 (Friday)</b>      |

### Floating Holidays:

Employees hired during the first half of the calendar year will be granted the full annual allocation of floating holidays to be taken by the end of the calendar year. Employees hired during the second half of the calendar year will be granted one half of the annual allocation to be taken by the end of the calendar year. See Section 5.02 of the Policy Manual for additional details regarding floating holidays.



## **FY2026 BUDGET FUND RESERVE POLICY**

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## 1. REPORTING AND GOVERNMENTAL FUND TYPE DEFINITIONS

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The Town of Hilton Head Island hereby establishes and will maintain reserves of Fund Balance as defined herein in accordance with the Governmental Accounting and Financial Standards Board (GASB) Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions*. Fund Balance represents the difference between assets and fund liabilities in the governmental funds balance sheet and is commonly referred to as fund equity. This Policy shall apply to the Town's General Fund and all governmental funds. This policy does not apply to the Proprietary Fund.

The fund balance policy addresses the following components:

- 1) Clearly defined classifications that make the nature and extent of the constraints placed on the various fund balances more transparent;
- 2) Providing a better understanding of fund balances by clarifying the definitions of governmental fund types;
- 3) Reservations of the Town's General Fund and all governmental funds; and,
- 4) The Town's order of spending regarding restricted and unrestricted fund balance and the order of spending for committed, assigned and unassigned fund balance.

### A. *Classifications of Fund Balances*

Under GASB Statement No. 54, fund balances are classified as non-spendable, restricted, committed, assigned or unassigned amounts.

- 1) **Non-Spendable** – Amounts that cannot be spent because they are either in a (a) non-spendable form, including items not expected to be converted to cash (i.e. inventories, prepaid amounts, long-term portion of loans and notes receivable and property acquired for resale), or (b) legally or contractually required to be maintained intact (i.e. the principal of an endowment, etc.).
- 2) **Restricted** – Amounts that are constrained by specific purposes which are externally imposed by (a) other governments through laws and regulations, (b) grantors or contributions through agreements, (c) creditors through debt covenants or other contracts, or (d) imposed by law through constitutional provisions or enabling legislation.
- 3) **Committed** – Amounts that are constrained to be used for a specific purpose as per action by the Town Council. Amounts classified as committed are not subject to legal enforceability like restricted resources; however, they cannot be used for any other purpose unless the Council removes or changes the commitment by taking the same action it employed to impose the commitment. Committed amounts for the Town consist of amounts passed and approved by Town Council.
- 4) **Assigned** – Amounts that are intended to be used for a specific purpose but are neither restricted nor committed. The intent shall be expressed by the Town Council, or a designee authorized by the Town Council for a specific purpose in accordance with policy established by the Town Council. The Town reserves the right to assign fund balance by simple majority vote of Town Council.
- 5) **Unassigned** – Amounts available for any purpose (amounts that are not Non-Spendable, Restricted, Committed or Assigned) for all governmental funds. The General Fund should be the



only fund that reports a positive unassigned fund balance amount. In other governmental funds, if expenditures incurred for specific purposes exceeded the amounts of restricted, committed, or assigned to these purposes, it may be necessary to report a negative unassigned fund balance.

## **B. Governmental Fund Type Definitions**

The Town's governmental fund types as defined by GASB No. 54 are as follows:

- 1) The **General Fund** is the general operating fund of the Town and accounts for all revenues and expenditures of the Town except those required to be accounted for in other funds. All general tax revenues and other receipts that (a) are not allocated by law or contractual agreement to other funds or (b) that have not been restricted, committed, or assigned to other funds are accounted for in the General Fund. General operating expenditures and the capital improvement costs that are not paid through other funds are paid from the General Fund.
- 2) The **Special Revenue Funds** account for the proceeds from dedicated revenue sources that are required by law to be segregated from the General Fund and used for specific allowable expenditures. Special Revenue funds include but are not limited to the Tax Increment Financing ("TIF") District Fund, the Beach Preservation Fee Fund, the Real Estate Transfer Fee Fund, Accommodations Tax Fund, the Hospitality Fees Fund, the Palmetto Electric Franchise Fee Fund, Operating Grants Fund, the Road Usage Fee Fund, the Firemen's Fund, and the Home Grant Fund.
- 3) The **Capital Projects Fund** is used to account for and report financial resources that are restricted, committed, or assigned for expenditures of capital outlay related to equipment, site acquisitions, construction renovation of capital facilities, and other capital assets for the Town expect for those financed in the Enterprise Fund.
- 4) The **Debt Service Fund** is used to account for and report the accumulation of financial resources that are restricted for the payment of all long-term principal, interest, and related costs of the Town.
- 5) The **Natural Disasters Fund** is used to account for and report financial resources that are restricted, committed, or assigned for expenditures related to the Town's response to a natural disaster or declared emergency.
- 6) The **Gullah Geechee Historic Neighborhoods Community Development Corporation Fund** is used to account for and report the costs associated with the actions of the Corporation to protect the Town's historic and culturally sensitive neighborhoods.
- 7) The **Housing Fund** is used to account for and report the costs associated with the development, implementation, and delivery of the strategies and tactics identified within the Town's adopted Workforce Housing Framework.

## **2. DISASTER PLANNING RESERVES**

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To protect its assets during catastrophic events, the Town established the following reserves:

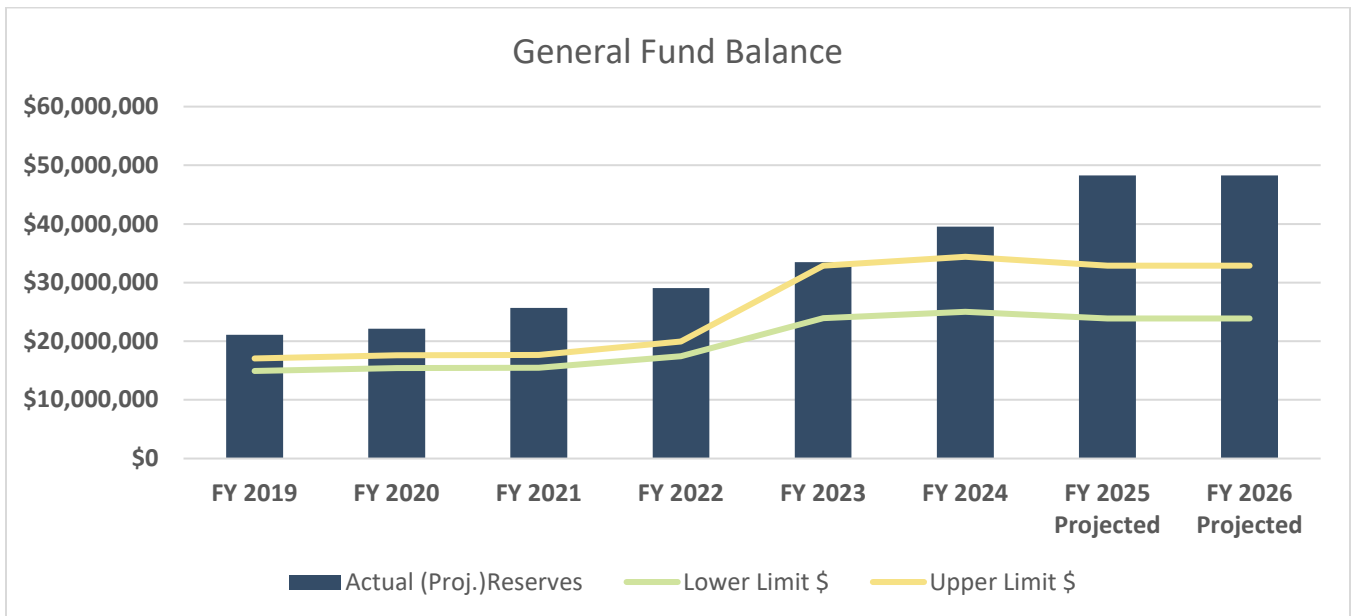
| Fund                          | Fund Balance as of 03/31/2025 | Current Reserve Policy | Revised Minimum Reserve Policy | Calculation Factor    |
|-------------------------------|-------------------------------|------------------------|--------------------------------|-----------------------|
| General Fund                  | 47,494,233                    | Fund Budget            | Fund Budget                    |                       |
| Real Estate Transfer Fee Fund | 11,272,918                    | 1,000,000              | 1,000,000                      |                       |
| Beach Preservation Fee Fund   | 45,569,274                    | 12,000,000             | 20,000,000                     | 18 months             |
| Hospitality Tax Fund          | 24,798,668                    | -                      | 5,000,000                      | 6 months              |
| Stormwater Utility Fund       | 16,697,296                    | -                      | 5,000,000                      | 12 months             |
| Natural Disasters Fund        | 37,010,550                    | 20,000,000             | 36,000,000                     | Based on Fund Balance |

\*The Calculation Factor is based on average revenue.

#### A. General Fund Reserves (Operating)

The Town establishes and maintains an operating balance based on a range with a minimum of 40% and a maximum of 55% of the Town's adopted fiscal year budget. The General Fund balance reserve may be utilized for emergency purposes in pre-disaster and post-disaster occurrences; to offset an early fiscal year tax revenue income stream deficiency; and to avoid emergency Town borrowing or use of tax anticipation notes, to cushion the effects of an economic downturn, to provide for emergency expenditures or to offset a revenue shortfall from unforeseen circumstances. The Director of Finance has the discretion to transfer the amount of unassigned fund balance above the 55% maximum balance into the following funds:

- 1) The Debt Service Fund to maintain an account reserved for the reduction of the Town's general obligation debt - these funds may be used for early debt retirement or other debt payments; or
- 2) The Natural Disasters Fund to maintain an account for disaster preparation, disaster response, or disaster recovery; or
- 3) The Capital Projects Fund, subject to Town Council appropriations for usage from the CIP Fund.



The Annual Comprehensive Financial Report of the Town includes all information presented in this General Fund reserve policy.

**B. *Assigned for Advertising Account***

The Town shall maintain an Assigned Advertising Account for the purpose of having ready access to funds for special advertising needs in cases of, (a) a near miss of a hurricane, (b) for advertising in response to a declared disaster, (c) for other such targeted advertising needs as determined by Council on a case-by-case basis, and (d) for supplemental annual tourism advertising. The Town shall maintain a balance of \$1.0 million in this account. Once the reserve balance is utilized, the Town shall restore it to \$1.0 million by transferring 2% of the current year's approved local hospitality tax revenues and 5% of the local accommodation tax revenues.

The Town may distribute the funds in the following manner:

- 1) The Town Council may authorize advertising expenditures associated with responding to a near miss or declared disaster and are the only expenditures authorized to take the account below one million dollars.
- 2) Following a vote of Town Council, funds may be distributed for other such targeted advertising needs as approved.

**C. *Long Term General Obligation Debt Limit***

General statutes limit the amount of general obligation debt that a unit of government can issue up to eight percent (8%) of the total assessed value of taxable property located within that government's boundaries. The Town may incur General Obligation Debt over the eight percent (8%) limit when approved by a majority vote in a referendum as authorized by law. In addition, Town Council has imposed an 80% cap on this amount. The remaining 20% is reserved for additional bonding associated with disaster recovery.

**D. *Real Estate Transfer Fee Reserve***

The Town shall maintain a minimum of \$1 million of real estate transfer fees. The funds will be used to fund debt service payments during a disaster or financial crisis. The Town Manager has the discretion to allocate this reserve balance for emergency purposes.

**E. *Beach Preservation Fee Reserve***

The Town shall maintain a reserve of \$20 million. An additional \$2.6 million will be allocated in Fiscal Year 2026 from the Airbnb Settlement. The goal is to allocate funds equivalent to the projected cost of the Fiscal Year 2025–2026 Beach Renourishment project in preparation for the next scheduled renourishment effort.

Funds held in the reserve account may be used for the following items.

- 1) Direct expenditures to pay costs of any project or purposes identified in the Municipal Section 4-9-70 as such may be amended of the Municipal Code and in Section 6-1-50 of the Code of Laws of South Carolina 1976 as amended.

- 2) To pledge as security for or to use as debt service for any debt or financial obligation of the Town incurred for a purpose as identified in subsection (A) above.
- 3) To advance monies needed by the Town to meet extenuating circumstances created by a storm or natural disaster, provided that the Town Council shall have a reasonable expectation that such amounts would be reimbursed, at least in part, from a local, state, or federal source.

Authorization to utilize reserve funds shall require a resolution duly adopted by the Town Council, provided that circumstances allow for a Council meeting to be convened. If circumstances do not permit the convening of a Town Council meeting, the Town Manager may authorize the use of reserve funds, with the understanding that such action must be presented to the Town Council for ratification at the earliest practicable opportunity.

#### **F. Hospitality Tax Reserve**

The Town Shall maintain a reserve of \$5 million. This reserve calculation represents six months of revenue from the prior fiscal year.

Funds held in the reserve account may be used for the following items.

- 1) Direct expenditures to pay costs of any project or purposes identified in the Municipal Section 4-9-70 as such may be amended of the Municipal Code and in Section 6-1-50 of the Code of Laws of South Carolina 1976 as amended.
- 2) To pledge as security for or to use as debt service for any debt or financial obligation of the Town incurred for a purpose as identified in subsection (A) above.
- 3) To advance monies needed by the Town to meet extenuating circumstances created by a storm or natural disaster, provided that the Town Council shall have a reasonable expectation that such amounts would be reimbursed, at least in part, from a local, state, or federal source.

Authorization to utilize reserve funds shall require a resolution duly adopted by the Town Council, provided that circumstances allow for a Council meeting to be convened. If circumstances do not permit the convening of a Town Council meeting, the Town Manager may authorize the use of reserve funds, with the understanding that such action must be presented to the Town Council for ratification at the earliest practicable opportunity.

#### **G. Stormwater Utility Fund Reserve**

The Town Shall maintain a reserve of \$5 million. This reserve calculation represents twelve months of revenue from the prior fiscal year.

Funds held in the reserve account may be used for the following items.

- 1) Direct expenditures to pay costs of any project or purposes identified in the Municipal Section 4-9-70 as such may be amended of the Municipal Code and in Section 6-1-50 of the Code of Laws of South Carolina 1976 as amended.
- 2) To pledge as security for or to use as debt service for any debt or financial obligation of the Town incurred for a purpose as identified in subsection (A) above.

- 3) To advance monies needed by the Town to meet extenuating circumstances created by a storm or natural disaster, provided that the Town Council shall have a reasonable expectation that such amounts would be reimbursed, at least in part, from a local, state, or federal source.

Authorization to utilize reserve funds shall require a resolution duly adopted by the Town Council, provided that circumstances allow for a Council meeting to be convened. If circumstances do not permit the convening of a Town Council meeting, the Town Manager may authorize the use of reserve funds, with the understanding that such action must be presented to the Town Council for ratification at the earliest practicable opportunity.

#### **H. *Natural Disasters Fund Reserve***

The Town shall maintain a minimum reserve fund of \$36 million, which may be increased to account for the potential for greater damage and higher costs associated with unpredictable natural disasters.

### **3. AIRBNB SETTLEMENT FUND ALLOCATION**

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The Fund Reserve Policy includes allocation of the Airbnb Settlement Funds as follows:

1. Beach Preservation Fee Fund [Reserve](#) - \$2,600,000
2. General Fund [Reserve](#) – Local Accommodations Tax - \$1,507,015
3. General Fund [Reserve](#) – Business License Tax - \$1,507,016

### **4. PRIORITIZATION OF FUND BALANCE USE (SPENDING POLICY)**

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When expenditures are incurred for purposes for which both restricted and unrestricted (committed, assigned, or unassigned) amounts are available, it shall be the policy of the Town to use the restricted amounts first as permitted under the law. When an expenditure is incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used, it shall be the policy of the Town to use the committed amounts first, followed by the assigned amounts and then unassigned amounts.

### **5. ANNUAL REVIEW AND DETERMINATION OF FUND BALANCE RESERVE AMOUNTS**

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Compliance with the provisions of this policy shall be reviewed as part of the closing of the financial books at year-end (June 30) and the amounts of non-spendable, restricted, committed, and assigned fund balance will be determined. Any residual general fund balance amounts will be classified as unassigned. Changes to Fund Reserve will be implemented during the next fiscal year and proposed to Town Council during the Budget proposal discussions.



## **EXHIBIT F**

### **Town of Hilton Head Island**

### **Master Fee Schedule**

|               |                        |             |
|---------------|------------------------|-------------|
| Section I:    | Hospitality Fees       | Page 2      |
| Section II:   | Business License Fees  | Page 3      |
| Section III:  | Ambulance Fees         | Pages 4-6   |
| Section IV:   | Growth Management Fees | Pages 7-10  |
| Section V:    | Impact Fees            | Pages 11-12 |
| Section VI:   | GIS Map Fees           | Page 13     |
| Section VII:  | Stormwater Fees        | Page 14     |
| Section VIII: | Miscellaneous Fees     | Page 15     |



## EXHIBIT F

### Town of Hilton Head Island Master Fee Schedule

#### Section I- Hospitality Fees

| Item/Description         | Basis                                            | Fee                                        |
|--------------------------|--------------------------------------------------|--------------------------------------------|
| <b>Taxation Fees</b>     |                                                  |                                            |
| Hospitality Tax Fees     | Quarterly on the dates listed in the table below | 2% of Prepared Meals/Beverages             |
| Accommodations Tax       | Quarterly on the dates listed in the table below | 3% of Gross Sales Price of Accommodations* |
| Short-Term Rental Permit | Yearly running with the calendar year            | \$250 per property                         |

\*1/3 of the Accommodations Tax (or 1% of Gross Price of Accommodations) goes towards tourism-related expenditures including such things as tourism-related buildings, beach access, roads, water and sewer infrastructure, maintenance, police, fire protections and emergency medical services.

2/3 of the Accommodations Tax (or 2% of Gross Price of Accommodations) is allocated to the Beach Preservation Fee used for beach renourishment, and beach related services and facilities.

| Collected                                    | Due                                                     |
|----------------------------------------------|---------------------------------------------------------|
| First Quarter (January, February, March)     | April 20 <sup>th</sup> of the calendar year             |
| Second Quarter (April, May, June)            | July 20 <sup>th</sup> of the calendar year              |
| Third Quarter (July, August, September)      | October 20 <sup>th</sup> of the calendar year           |
| Fourth Quarter (October, November, December) | January 20 <sup>th</sup> of the following calendar year |



**EXHIBIT F**  
**Town of Hilton Head Island**  
**Master Fee Schedule**

**Section II- Business License Fees**

**Business License Rate Schedule**

|            | Income: \$0—\$2,000                        | Income Over \$2,000                  |
|------------|--------------------------------------------|--------------------------------------|
| Rate Class | Base Rate                                  | Rate Per \$1,000 or Fraction Thereof |
| 1          | \$46.30                                    | \$.75                                |
| 2          | \$54.00                                    | \$1.00                               |
| 3          | \$61.60                                    | \$1.10                               |
| 4          | \$69.40                                    | \$1.30                               |
| 5          | \$77.10                                    | \$1.40                               |
| 6          | \$84.80                                    | \$1.50                               |
| 7          | \$92.50                                    | \$1.70                               |
| 8.1        | \$61.60                                    | \$1.10                               |
| 8.2        | Set by state statute-Railroad Companies    |                                      |
| 8.3        | MASC Telecommunications                    |                                      |
| 8.4        | MASC Insurance                             |                                      |
| 8.51       | \$12.50 + \$12.50 per machine              |                                      |
| 8.52       | \$12.50 + \$180.00 per machine             |                                      |
| 8.6        | \$61.60 plus \$5.00 -OR- \$12.50 per table | \$1.10                               |
| 9.10       | \$187.50                                   | \$3.24                               |
| 9.30       | \$54.00                                    | \$1.00                               |
| 9.40       | \$54.00                                    | \$1.00                               |
| 9.70       | \$107.90                                   | \$1.70                               |

**Non-Resident Rates:**

Unless otherwise specifically provided, all taxes and rates shall be doubled for nonresidents and itinerants having no fixed principal place of business within the municipality.

**Irrigation Trade Certificates:**

| Item                                                                | Fee     |
|---------------------------------------------------------------------|---------|
| Irrigation Trade Test                                               | \$75.00 |
| Initial Irrigation Trade Certificate (issued for one calendar year) | \$25.00 |
| Renewal Fee (due December 31 <sup>st</sup> )                        | \$10.00 |
| Late Renewal Fee                                                    | \$20.00 |





**EXHIBIT F**  
**Town of Hilton Head Island**  
**Master Fee Schedule**

**Section III- Ambulance Service Fees**

| <b>Billing Category</b>                                | <b>Rate</b>              |
|--------------------------------------------------------|--------------------------|
| <b>BLS-</b> Basic Life Support- Non-emergency          | \$460 plus \$17.25/mile  |
| <b>BLS-</b> Basic Life Support- Emergency              | \$626 plus \$17.25/mile  |
| <b>ALS-1-</b> Advanced Life Support- Non-emergency     | \$520 plus \$17.25/mile  |
| <b>ALS-1-</b> Advanced Life Support- Level 1 Emergency | \$745 plus \$17.25/mile  |
| <b>ALS-2-</b> Advanced Life Support- Level 2           | \$1076 plus \$17.25/mile |
| <b>Treatment-</b> No Transport - BLS                   | \$100 per incident       |
| <b>Treatment-</b> No Transport - ALS                   | \$175 per incident       |

Emergency response is a BLS, ALS 1 or ALS 2 level of service provided in immediate response to a 911 call or the equivalent.



## **EXHIBIT F**

### **Town of Hilton Head Island Master Fee Schedule**

#### **Ambulance Billing Category Descriptions**

##### **BLS (non-emergency)**

Response to treat/transport a patient includes:

- Checking vitals, oxygen administration, etc.
- Maintaining an existing IV but no IV initiated
- Minimal use of supplies
- These calls are mostly non-emergency "transport" patients who are routinely transported by private ambulance services to various locations (hospitals, doctor's offices, homes, etc.)
- The Town of Hilton Head Island Fire Rescue rarely handle these types of calls and do so only in defined critical situations.

##### **BLS (emergency)**

Emergency response for a patient who is treated /transported to a hospital includes:

- Checking vitals, oxygen administration, splinting, bandaging, etc.
- Maintaining an existing IV but no IV initiated
- Minimal to moderate use of supplies
- These are emergency calls that The Town of Hilton Head Island Fire Rescue routinely handles.

##### **ALS 1 (non-emergency)**

Response for a patient who is treated/transported includes:

- an ALS assessment or ALS skills such as IV initiation, cardiac monitoring, blood draws, BGL checks, or up to two (2) drugs administered
- minimal to moderate use of supplies
- These are mostly non-emergency "transport" calls between facilities that require an ALS assessment and/or the use of ALS procedures that are above the scope of BLS care.
- The Town of Hilton Head Island Fire Rescue rarely handles these types of calls and do so only in defined critical situations.



## **EXHIBIT F**

### **Town of Hilton Head Island**

### **Master Fee Schedule**

#### **ALS 1 (emergency)**

Emergency response for a patient who is treated/transported to a hospital and requires:

- an ALS assessment or ALS skills such as IV initiation, cardiac monitoring, blood draws, BGL checks, or up to two (2) drugs administered
- minimal to moderate use of supplies
- These are emergency calls are primarily patients suffering from seizure, diabetic emergencies, breathing problems, auto accidents, etc.
- The Town of Hilton Head Island Fire Rescue routinely handles these emergency calls.

#### **ALS 2**

Emergency response for a patient who is treated/transported to a hospital and requires:

- an ALS assessment or ALS skills plus three (3) or more separate drug administrations and/or the use of any one of the following:
  - Manual defibrillation
  - Cardio-version
  - Cardiac pacing
  - Endotracheal intubation
  - Chest decompression
  - Intraosseous line
- maximum use of supplies
- These emergency calls are primarily patients in cardiac or respiratory arrest, shock, or critical trauma patients.
- The Town of Hilton Head Island Fire Rescue routinely handles these emergency calls.

#### **Treatment-No Transport**

Response to calls where "treatment" was performed but no transport to a medical facility took place. Treatment is described as providing oxygen administration, splinting, bandaging, applying hot or cold compresses, IV fluid administration, etc.



**EXHIBIT F**  
**Town of Hilton Head Island**  
**Master Fee Schedule**

**Section IV- Growth Management Fees**

| Item/Description                           | Value of Construction | Fee                                                             |
|--------------------------------------------|-----------------------|-----------------------------------------------------------------|
| <b>New Structure Single Family Permits</b> | \$0-\$2,000           | \$35.00                                                         |
|                                            | \$2,001-\$3,000       | \$38.50                                                         |
|                                            | \$3,001-\$50,000      | \$38.50 + \$4.50 per \$1,000 or fraction thereof                |
|                                            | \$50,001 and above    | \$250.00 + \$3.50 per \$1,000 or fraction thereof over \$50,000 |
|                                            | Plan Review Fee       | 50% of permit fee (non-refundable)                              |
| <b>Miscellaneous Single Family Permits</b> | \$0-\$1,000           | \$35.00                                                         |
|                                            | \$1,001-\$2,000       | \$70.00                                                         |
|                                            | \$2,001-\$3,000       | \$77.00                                                         |
|                                            | \$3,001-\$50,000      | \$77.00 + \$9.00 per \$1,000 or fraction thereof                |
|                                            | \$50,001 and above    | \$500.00 + \$3.50 per \$1,000 or fraction thereof over \$50,000 |
|                                            | Plan Review Fee       | 50% of permit fee (non-refundable)                              |
| <b>New Structure Commercial Permits</b>    | \$500-\$2,000         | \$35.00                                                         |
|                                            | \$2,001-\$3,000       | \$38.50                                                         |
|                                            | \$3,001-\$50,000      | \$38.50 + \$4.50 per \$1,000 or fraction thereof                |
|                                            | \$50,001 and above    | \$250.00 + \$4.00 per \$1,000 or fraction thereof over \$50,000 |
|                                            | Plan Review Fee       | 75% of permit fee (non-refundable)                              |
| <b>Miscellaneous Commercial Permits</b>    | \$0-\$1,000           | \$35.00                                                         |
|                                            | \$1,001-\$2,000       | \$70.00                                                         |
|                                            | \$2,001-\$3,000       | \$77.00                                                         |
|                                            | \$3,001-\$50,000      | \$77.00 + \$9.00 per \$1,000 or fraction thereof                |
|                                            | \$50,001 and above    | \$500.00 + \$4.00 per \$1,000 or fraction thereof over \$50,000 |
|                                            | Plan Review Fee       | 75% of permit fee (non-refundable)                              |

Fees shall be waived for single family construction alterations to enlarge, alter, repair, remodel or add additions to existing structures when the value of said alteration is less than one thousand dollars (\$1,000.00).

- A permit is still required.
- Mechanical work is not subject to this waiver.



## EXHIBIT F

### Town of Hilton Head Island Master Fee Schedule

#### Permit Application Fees

| Item/Description                              | Basis | Fee                                               |
|-----------------------------------------------|-------|---------------------------------------------------|
| Construction Trailers                         | Each  | \$25.00                                           |
| Demolition                                    | Each  | \$50.00                                           |
| Electrical < 200 amps                         | Each  | \$25.00                                           |
| Electrical > 200 amps                         | Each  | \$35.00                                           |
| Electrical Other                              | Each  |                                                   |
| HVAC Change Out (per unit)                    | Each  | \$50.00                                           |
| LP Gas Permit- Residential > 1,000 gallons    | Each  | \$50.00                                           |
| LP Gas Permit- Commercial < 1,000 gallons     | Each  | \$50.00                                           |
| LP Gas Permit- Commercial > 1,000 gallons     | Each  | \$75.00                                           |
| Water Heater Change Out                       | Each  | \$50.00                                           |
| Manufactured Homes                            | Each  | \$25.00 + impact fees                             |
| Moving a Structure                            | Each  | \$100.00                                          |
| Swimming Pool or Spa Single Family            | Each  | \$100 + \$200 surety deposit*                     |
| Swimming Pool or Spa Commercial               | Each  | \$150 + \$200 surety deposit*                     |
| Irrigation Systems (per system)               | Each  | \$100 + \$200 surety deposit*                     |
| Tent, Stage or Air Supported Structure        | Each  | \$50.00                                           |
| Water Feature (Fountains)                     | Each  | \$100 + \$200 surety deposit*                     |
| Re-inspection of each permit                  | Each  | \$50.00                                           |
| Construction Board of Adjustments and Appeals | Each  | \$75.00                                           |
| Remark Single Family Plans                    | Each  | \$50.00                                           |
| Safety Inspection                             | Each  | \$100.00                                          |
| Withdrawn Permits with Plans                  | Each  | \$50.00 or 10% of permit fee, whichever is larger |
| Withdrawn Permits Without Plans               | Each  | Refund Permit Fee or \$50, whichever is larger    |
| Stop Work Order                               | Each  | Double permit fee + possible fine                 |
| Building Permit Transfer                      | Each  | \$50.00                                           |
| Permit Extension Request                      | Each  | \$25.00                                           |
| Permit Reinstatement Fee                      | Each  | \$25.00                                           |

\*Surety Deposits are refundable if final inspection is approved within six months of permit issuance.

Building permit fees are based on a comparison of the declared value of construction and the minimum value of construction as outlined in the Building Valuation Data as published by the International Code Council. The fee is calculated using the higher of the two compared figures.



## EXHIBIT F

### Town of Hilton Head Island Master Fee Schedule

#### Planning and Environmental Permit Fees

| Description                                               | Fee                                               |
|-----------------------------------------------------------|---------------------------------------------------|
| Address Request                                           | \$0.00                                            |
| Appeal                                                    | \$100.00                                          |
| Certificate of Compliance                                 | \$0.00 + \$200 for each reinspection              |
| Designation of Contributing Structure                     | \$0.00                                            |
| Design Review Board: New Development Conceptual           | \$175.00                                          |
| Design Review Board: New Development Final                | \$175.00                                          |
| Design Review Board: Alteration/Addition                  | \$100.00                                          |
| Development Naming                                        | \$0.00                                            |
| Development Review Plan: Major-Residential                | \$200.00 + \$10 per unit                          |
| Development Review Plan: Major-Non-Residential            | \$500.00 + \$20 per 1000 sq ft                    |
| Development Review Plan: Major-Hotel/Motel                | \$200.00 + \$10 per room plus non-residential fee |
| Development Review Plan: Minor (no new building/addition) | \$100.00                                          |
| Emergency Permitting                                      | \$0.00                                            |
| Exempt Plat                                               | \$0.00                                            |
| Family Compound                                           | \$0.00                                            |
| Minor Corridor Review                                     | \$50.00                                           |
| Natural Resource Request                                  | \$0.00                                            |
| Plat Stamping                                             | \$0.00                                            |
| Pre-Application                                           | \$0.00                                            |
| Pre-Clear Inspection                                      | \$0.00 + \$200 for each re-inspection             |
| Public Project                                            | \$0.00                                            |
| Sign                                                      | \$25.00 + \$25.00 per sign face                   |
| Silviculture                                              | \$0.00                                            |
| Site Lighting                                             | \$0.00                                            |
| Small Residential Plan Review                             | \$50.00 + \$10 per unit                           |
| Special Exception                                         | \$200.00                                          |
| Street Naming                                             | \$0.00                                            |
| Street Renaming                                           | \$0.00                                            |
| Substitution of Non-Conformities                          | \$0.00                                            |
| Subdivision: Major                                        | \$200.00 + \$10 per lot                           |
| Subdivision: Minor                                        | \$100.00 + \$10 per lot                           |
| Traffic Impact Analysis Plan                              | \$250.00                                          |



**EXHIBIT F**  
**Town of Hilton Head Island**  
**Master Fee Schedule**

**Planning and Environmental Permit Fees (continued)**

| <b>Description</b>         | <b>Fee</b> |
|----------------------------|------------|
| Tree Removal               | \$0.00     |
| LMO Text Amendment         | \$0.00     |
| Utility Project            | \$0.00     |
| Variance                   | \$250.00   |
| Zoning Map Amendment       | \$500.00   |
| Zoning Permit              | \$0.00     |
| Zoning Verification Letter | \$0.00     |



## EXHIBIT F Town of Hilton Head Island Master Fee Schedule

### Section V- Impact Fees

Impact fees are due to the community when issuing new structure building permits to help build the infrastructure required to serve the new occupants. The Beaufort County fees are collected by the Town of Hilton Head Island at the issuance of the permit and distributed to the county monthly.

#### Beaufort County Road Development Impact Fees

Residential (per housing unit)  
sqft)

| Unit Size (sq. ft) | Fee        |
|--------------------|------------|
| 1,000 or less      | \$1,551.00 |
| 1,001 to 1,250     | \$1,939.00 |
| 1,251 to 1,500     | \$2,284.00 |
| 1,501 to 1,750     | \$2,585.00 |
| 1,751 to 2,000     | \$2,844.00 |
| 2,001 to 2,500     | \$3,231.00 |
| 2,501 to 3,000     | \$3,576.00 |
| 3,001 to 3,500     | \$3,835.00 |
| 3,501 to 4,000     | \$4,093.00 |
| 4,001 or more      | \$4,309.00 |

Non-Residential (per 1,000

| Use Type       | Fee        |
|----------------|------------|
| Retail         | \$5,024.00 |
| Office/Service | \$2,497.00 |
| Industrial     | \$1,007.00 |
| Institutional  | \$2,326.00 |

#### Beaufort County Library Development Fees

Residential (per housing unit)

| Unit Size (sq. ft) | Fee      |
|--------------------|----------|
| 1,000 or less      | \$151.00 |
| 1,001 to 1,250     | \$189.00 |
| 1,251 to 1,500     | \$227.00 |
| 1,501 to 1,750     | \$252.00 |
| 1,751 to 2,000     | \$278.00 |
| 2,001 to 2,500     | \$316.00 |
| 2,501 to 3,000     | \$353.00 |
| 3,001 to 3,500     | \$379.00 |
| 3,501 to 4,000     | \$404.00 |
| 4,001 or more      | \$417.00 |





## EXHIBIT F

### Town of Hilton Head Island Master Fee Schedule

#### Town of Hilton Head Island Road Development Fees

| Land Use                        | Fee Per     | Fee         |
|---------------------------------|-------------|-------------|
| Single Family (<1500 sq ft)     | Dwelling    | \$635.00    |
| Single Family (>1500 sq ft)     | Dwelling    | \$816.00    |
| Multifamily                     | Dwelling    | \$500.00    |
| Retirement Housing              | Dwelling    | \$282.00    |
| Hotel                           | Room        | \$805.00    |
| Motel                           | Room        | \$870.00    |
| Bank w/out drive-thru           | 1,000 sq ft | \$1,800.00  |
| Bank w/ drive-thru              | 1,000 sq ft | \$3,394.00  |
| Church                          | 1,000 sq ft | \$795.00    |
| Community College               | 1,000 sq ft | \$1,099.00  |
| Convenience Market              | 1,000 sq ft | \$9,445.00  |
| Day Care Center                 | 1,000 sq ft | \$1,013.00  |
| Discount Store                  | 1,000 sq ft | \$4,487.00  |
| Elementary/Secondary School     | 1,000 sq ft | \$915.00    |
| Golf Course                     | Acre        | \$3,208.00  |
| High School                     | 1,000 sq ft | \$930.00    |
| Hospital                        | 1,000 sq ft | \$1,431.00  |
| Industry, Light                 | 1,000 sq ft | \$595.00    |
| Library                         | 1,000 sq ft | \$3,882.00  |
| Marina                          | Berth       | \$252.00    |
| Medical Clinic/Office           | 1,000 sq ft | \$2,916.00  |
| Mini-Warehouse                  | 1,000 sq ft | \$223.00    |
| Office, General (<25,000 sq ft) | 1,000 sq ft | \$1,988.00  |
| Office, General (>25,000 sq ft) | 1,000 sq ft | \$1,418.00  |
| Park                            | Acre        | \$191.00    |
| Racquet Club                    | 1,000 sq ft | \$1,462.00  |
| Restaurant, Quality             | 1,000 sq ft | \$6,175.00  |
| Restaurant, High- Turnover      | 1,000 sq ft | \$8,761.00  |
| Restaurant, Fast Food           | 1,000 sq ft | \$14,562.00 |
| Service Station                 | Hose        | \$1,236.00  |
| Shopping Center (<50,000 sq ft) | 1,000 sq ft | \$2,604.00  |
| Shopping Center (>50,000 sq ft) | 1,000 sq ft | \$3,317.00  |
| Supermarket/Food Store          | 1,000 sq ft | \$4,283.00  |
| Warehousing                     | 1,000 sq ft | \$416.00    |



**EXHIBIT F**  
**Town of Hilton Head Island**  
**Master Fee Schedule**

**Section VI: GIS Map Fees**

**Standard Pre-Made Maps and Reprints**

| <b>Size</b>         | <b>Fee</b> |
|---------------------|------------|
| 8.5" x 11"          | \$1.00     |
| 11' x 17" (Tabloid) | \$2.00     |
| 24" x 36" (Arch D)  | \$10.00    |
| 36" x 48" (Arch E)  | \$20.00    |

**Custom Maps and Aerial Photos (Produced by Staff)**

Same price as above with \$40.00 per hour for Staff time- charges added in 15 minute increments. Minimum staff time charge of \$10.00.

Maps larger than 36" x 48" (Arch E) will be billed at \$1.67 per square foot.



## EXHIBIT F

### Town of Hilton Head Island Master Fee Schedule

#### Section VII- Stormwater Fees

| Permit Type                                                          | Initial<br>NPDES Plan<br>Review | Plan<br>Amendment/<br>Resubmittal | Routine<br>Inspection<br>(monthly)  | Notice of<br>Violation (per<br>inspection) | Stop Work<br>Order (per<br>inspection) |
|----------------------------------------------------------------------|---------------------------------|-----------------------------------|-------------------------------------|--------------------------------------------|----------------------------------------|
| Single Family<br>Residential                                         | \$100                           | \$75                              | \$90<br>(6 month<br>minimum)        | \$140                                      | \$190                                  |
| Pool or Spa<br>(residential)                                         | \$100                           | \$75                              | \$90<br>(3 month<br>minimum)        | \$140                                      | \$190                                  |
| Demolition<br>(Residential, <1<br>acre)                              | \$100                           | \$75                              | \$90<br>(1 month<br>minimum)        | \$140                                      | \$190                                  |
| Residential<br>Subdivision,<br>Multifamily and<br>Non-residential ** | \$250/acre*<br>(\$5000 max)     | \$150/acre*<br>(\$2500 max)       | \$50 +<br>\$50/acre*<br>(\$500 max) | \$100 +<br>\$50/acre*<br>(\$550 max)       | \$150 +<br>\$50/acre*<br>(\$600 max)   |

\*Per disturbed acre, rounded up to the nearest whole acre.

\*\*Including Land Disturbance Permits and Commercial Demolitions

Minimum monthly inspection fees due prior to permit issuance, inspections above the minimums will be due in full prior to final CO issuance.



## EXHIBIT F

### Town of Hilton Head Island Master Fee Schedule

#### Section VIII- Miscellaneous Fees

| Item/Description                       | Basis                                                                                | Fee                                                                       |
|----------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Resident Beach Parking Pass*           | Yearly (calendar year)                                                               | <del>\$15</del> <u>\$0</u> per vehicle with a 2 vehicle per address limit |
| <u>Non-Resident Beach Parking Fee*</u> | <u>March 1<sup>st</sup> through September 7<sup>th</sup> (Monday through Friday)</u> | <u>\$3 per hour with a maximum daily charge of \$15 per vehicle</u>       |
|                                        | <u>March 1<sup>st</sup> through September 7<sup>th</sup> (Saturday and Sunday)</u>   | <u>\$20 per vehicle flat daily rate</u>                                   |
| Real Estate Transfer Fee               | Upon closing of real estate                                                          | .25%                                                                      |
| Special Event Fee                      | Per Event                                                                            | \$100 + \$500 event bond**                                                |

\*All visitors will be required to pay for parking at all locations except Coligny Beach Park.

- Free parking for youth recreational sports will remain available at Chaplin Community Park (Burkes Beach Access).
- Beach parking fees will be enforced at Chaplin Community Park (Burkes Beach Access) from 7 am to 5 pm, beginning May 19th and through September 7th, following the end of the youth sports season.
- Individuals with registered handicap placards and/or license plates may park for free at all beach parks, per South Carolina state law.
- Disabled veterans and recipients of the Purple Heart are exempt from the payment of municipal parking meter fees when their vehicles bear a disabled veteran's or Purple Heart license plate issued by the Department of Motor Vehicles. A new parking privilege has been added to certain military license plates that allows free parking in metered areas in SC. These benefits do not apply to military license plates issued before May 6, 2022.

\*\*The \$500 event bond is refundable pending the event completion with all Town of Hilton Head event requirements satisfied.





Town of Hilton Head Island

# FY 2026 PROPOSED CONSOLIDATED BUDGET

Town Council Meeting // June 3, 2025





# FY 2026 PROPOSED CONSOLIDATED BUDGET OUTLINE



01

## GOALS

FY26 Proposed  
Consolidated  
Budget Goals

02

## OVERVIEW

FY26 Proposed  
Consolidated Budget  
Overview

03

## REVIEW

FY26 Proposed  
Consolidated Budget  
Review & Approval Process





# FY 2026 CONSOLIDATED BUDGET STRATEGIC PLAN PRIORITIES

During the two-day Strategic Planning Workshop, Hilton Head Island Town Council members identified the following preliminary strategic priorities:

-  **Protect Island Character through Growth Management**
-  **Enhance Major Corridor and Streets**
-  **Assess and Reinforce Island Resilience**
-  **Upgrade Stormwater Infrastructure**
-  **Assess and Enhance Public Safety Readiness and Facilities**
-  **Support Economic Development and Business Retention**
-  **Advance Workforce Housing Opportunities**
-  **Preserve and Celebrate Gullah Geechee Heritage**





# FY 2026 CONSOLIDATED BUDGET GOALS

- Enhance community amenities, including recreation, leisure, and public facilities.
- Maintain high-quality municipal services delivered efficiently and effectively.
- Foster a workplace culture of innovation, customer service, and employee engagement.
- Invest in transformative capital projects and long-term infrastructure resilience.
- Protect and elevate the Island’s identity, including its environmental and cultural assets.
- Leverage fiscal planning as a tool for progress, innovation, and continuous improvement.

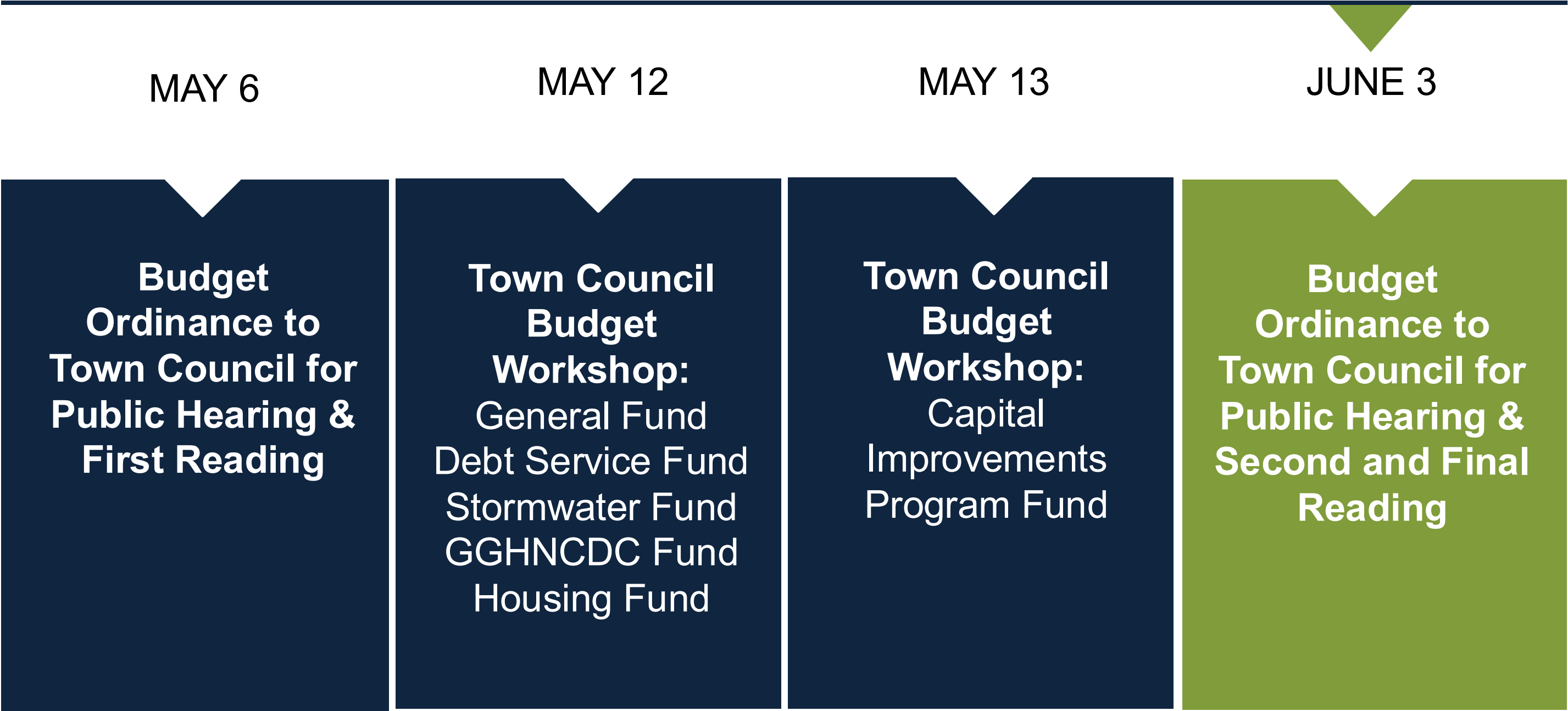
The State of South Carolina requires the Town Council to adopt an annual balanced budget ordinance prior to July 1. The annual budget is adopted in conjunction with feedback from Town Council, Department Heads, Planning Commission, and citizens through this budget process.





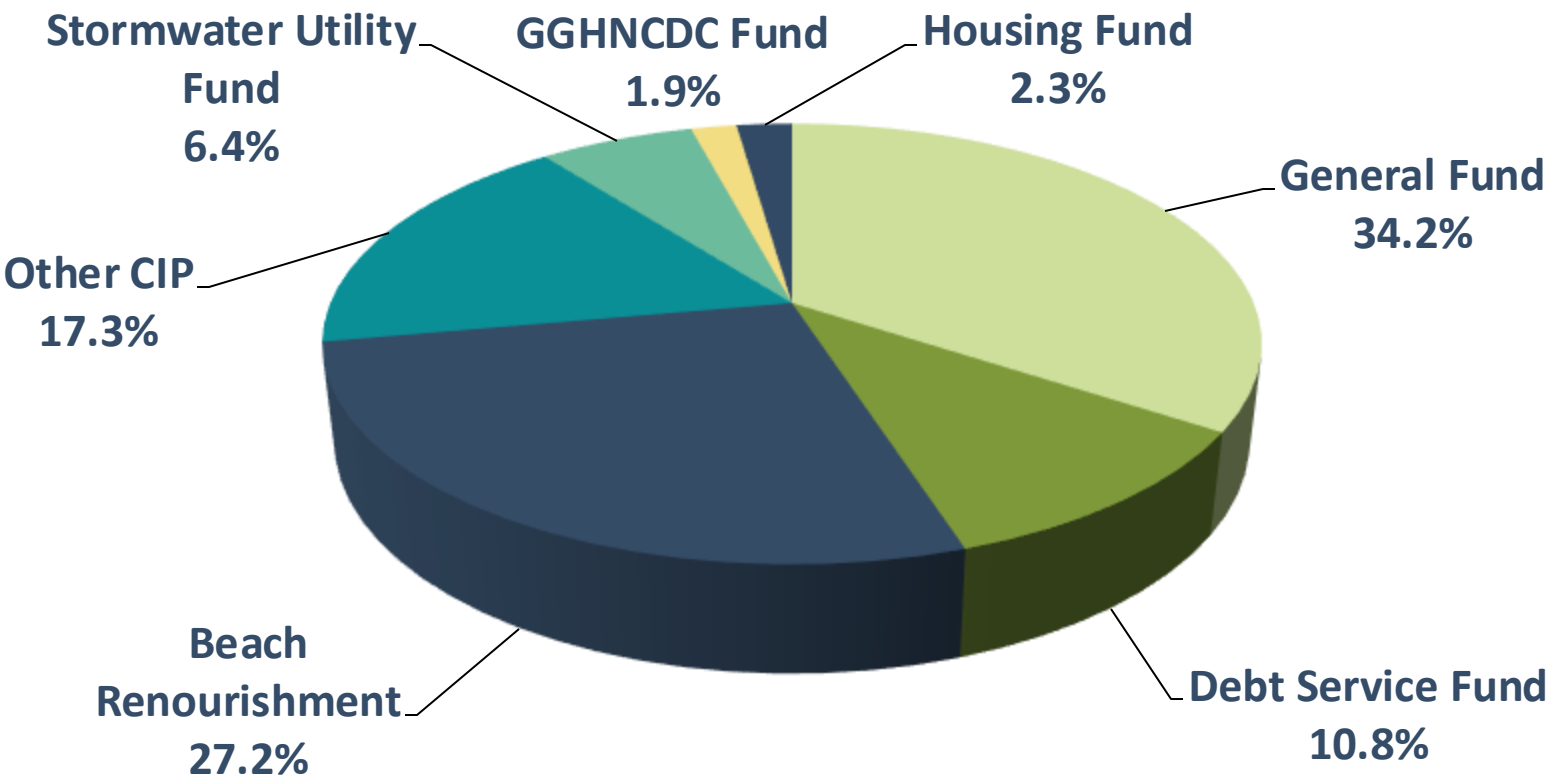


# FY 2026 CONSOLIDATED BUDGET REVIEW & APPROVAL PROCESS





# FY 2026 PROPOSED CONSOLIDATED BUDGET



|                                   | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Revised<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to FY25<br>Budget<br>\$ Change | FY26 to FY25<br>Budget<br>% Change |
|-----------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|
| Expenditures                      |                   |                   |                              |                               |                                     |                                    |
| General Fund                      | \$ 48,108,322     | \$ 57,822,970     | \$ 62,546,927                | \$ 59,754,870                 | \$ (2,792,057)                      | -4.46%                             |
| Debt Service Fund                 | 19,362,930        | 15,820,581        | 16,700,000                   | 18,864,083                    | 2,164,083                           | 12.96%                             |
| Capital Improvements Program Fund |                   |                   |                              |                               |                                     |                                    |
| Beach Renourishment               | -                 | -                 | 16,500,000                   | 47,500,000                    | 31,000,000                          | 187.88%                            |
| Other CIP                         | 20,822,285        | 27,398,738        | 72,220,703                   | 30,187,380                    | (42,033,323)                        | -58.20%                            |
| Stormwater Utility Fund           | 3,088,497         | 5,150,208         | 9,082,691                    | 11,140,277                    | 2,057,586                           | 22.65%                             |
| GGHNCDC Fund                      | 156,815           | 129,142           | 3,405,501                    | 3,286,603                     | (118,898)                           | -3.49%                             |
| Housing Fund                      | -                 | 201,523           | 4,000,000                    | 3,978,137                     | (21,863)                            | -0.55%                             |
| Consolidated Budget               | \$ 91,538,849     | \$ 106,523,162    | \$ 184,455,822               | \$ 174,711,350                | \$ (9,744,472)                      | -5.28%                             |



# FY 2026 PROPOSED CONSOLIDATED BUDGET REVENUES

|                           | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Revised<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to FY25<br>Budget<br>\$ Change | FY26 to FY25<br>Budget<br>% Change |
|---------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|
| Revenues                  |                   |                   |                              |                               |                                     |                                    |
| Property Taxes            | \$ 23,102,246     | \$ 24,582,416     | \$ 23,919,144                | \$ 23,971,050                 | \$ 51,906                           | 0.2%                               |
| Business Licenses         | 12,690,924        | 14,749,382        | 12,690,924                   | 13,565,155                    | 874,231                             | 6.9%                               |
| Franchise Fees            | 840,552           | 835,865           | 840,000                      | 861,065                       | 21,065                              | 2.5%                               |
| Stormwater Utility Fees   | 5,066,598         | 5,275,035         | 5,067,000                    | 5,275,035                     | 208,035                             | 4.1%                               |
| Local Accommodations Tax  | 6,948,465         | 6,944,525         | 6,880,890                    | 6,812,769                     | (68,121)                            | -1.0%                              |
| EMS Revenue               | 2,250,934         | 2,252,546         | 2,036,000                    | 2,036,000                     | -                                   | 0.0%                               |
| Permit Fees               | 1,570,126         | 2,437,719         | 1,912,420                    | 1,922,580                     | 10,160                              | 0.5%                               |
| Intergovernmental         | 885,089           | 930,105           | 973,093                      | 978,035                       | 4,942                               | 0.5%                               |
| HTAX Supported Lease      | -                 | -                 | 11,384,707                   | -                             | (11,384,707)                        | -100.0%                            |
| Grants                    | 5,858,539         | 3,851,845         | 500,000                      | 7,365,538                     | 6,865,538                           | 1373.1%                            |
| Investment Income         | 2,219,914         | 3,975,679         | 2,113,365                    | 2,100,115                     | (13,250)                            | -0.6%                              |
| Beach Services/Parking    | 236,232           | 193,034           | 236,232                      | 650,000                       | 413,768                             | 175.2%                             |
| Sunday Liquor Permit Fees | 319,600           | 279,950           | 1,455,811                    | 1,000,000                     | (455,811)                           | -31.3%                             |
| Impact Fees               | 164,741           | 236,672           | 947,601                      | 1,100,000                     | 152,399                             | 16.1%                              |
| Capital                   | 54,739            | 252,420           | 554,702                      | 3,279,803                     | 2,725,101                           | 491.3%                             |
| Prior Year Bond Proceeds  | -                 | -                 | -                            | 66,197                        | 66,197                              | 0.0%                               |
| Sale of Land/Equipment    | -                 | -                 | 1,283,020                    | -                             | (1,283,020)                         | -100.0%                            |
| Other                     | 1,563,155         | 787,789           | 294,704                      | 356,848                       | 62,144                              | 21.1%                              |
| Total Revenues            | \$ 63,771,854     | \$ 67,584,981     | \$ 73,089,613                | \$ 71,340,190                 | \$ (1,749,423)                      | -2.4%                              |

**Permit Fees Includes (Fund):**

- Construction Permits (GF)
- Development Permits (GF)
- Other Permit Fees (GF)
- Stormwater Plan Review Fees (SWU)

**“Other” Revenue Includes (Fund):**

- Rebates (GF)
- Credit Adjustments (GF)
- FOIA Fees (GF)
- NSF Fees (GF)
- Vending Commissions (GF)
- Special Event Fees (GF)
- Subscription-Based Information Technology Arrangement (SBITA) Adjustments (GF / CIP)
- Etc.



# FY 2026 PROPOSED CONSOLIDATED BUDGET REVENUES

Revenues

Other Financing Sources

Unspent Prior Year Funds:

|                                            | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Revised<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to FY25<br>Budget<br>\$ Change | FY26 to FY25<br>Budget<br>% Change |
|--------------------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|
| General Fund                               | -                 | -                 | 2,862,058                    | 275,000                       | (2,587,058)                         | -90.4%                             |
| Stormwater Fund                            | -                 | -                 | 3,753,271                    | 5,592,662                     | 1,839,391                           | 49.0%                              |
| GGHNCDC Fund                               | -                 | -                 | 5,216,434                    | 3,161,603                     | (2,054,831)                         | -39.4%                             |
| Housing Fund                               | -                 | -                 | 3,000,000                    | 3,781,088                     | 781,088                             | 26.0%                              |
| Total Unspent Prior Year Funds:            | -                 | -                 | 14,831,763                   | 12,810,353                    | (2,021,410)                         | -13.6%                             |
| Transfers In                               | 35,786,231        | 53,672,863        | 98,470,379                   | 90,560,807                    | (7,909,572)                         | -8.0%                              |
| Total Other Financing Sources              | \$ 35,786,231     | \$ 53,672,863     | \$ 113,302,142               | \$ 103,371,160                | \$ (9,930,982)                      | -8.8%                              |
| Total Revenues and Other Financing Sources | \$ 99,558,085     | \$ 121,257,844    | \$ 186,391,755               | \$ 174,711,350                | \$ (11,680,405)                     | -6.3%                              |

Transfers In Includes (Fund):

- Hospitality Tax (GF / Debt / CIP)
- Beach Fee (GF / Debt / CIP)
- TIF (CIP)
- State ATAX (GF / CIP)
- Real Estate Transfer Fee (CIP)
- Stormwater Fee (GF / CIP)
- Road Usage Fee (CIP)
- Electric Franchise Fee (GF / CIP)
- Short Term Rental Fees (GF / CIP)
- Sale of Vehicles/Equipment (GF )
- General Fund (Housing)

>> A breakdown of the Transfers-In are provided on the following slides.



# FY 2026 PROPOSED CONSOLIDATED BUDGET REVENUES

## TRANSFERS-IN PER FUND

|                               | General       | Debt Service  | CIP           | Housing    | FY 2026 Total | Use of FY26 Revenues | Use of Reserves | Projected Fund Balance at 6/30/26 |
|-------------------------------|---------------|---------------|---------------|------------|---------------|----------------------|-----------------|-----------------------------------|
| Transfers-In                  |               |               |               |            |               |                      |                 |                                   |
| Hospitality Taxes             | \$ 6,500,000  | \$ 1,441,368  | \$ 9,934,462  | \$ -       | 17,875,830    | \$ 10,340,736        | \$ 7,535,094    | \$ 27,073,537                     |
| Beach Preservation Fees       | 248,548       | 11,062,000    | 41,220,000    | -          | 52,530,548    | 13,625,537           | 38,905,011      | 14,840,645                        |
| Tax Increment Financing (TIF) | -             | -             | 2,242,934     | -          | 2,242,934     | -                    | 2,242,934       | -                                 |
| State Accommodation Taxes     | 3,500,000     | -             | 2,832,066     | -          | 6,332,066     | 6,332,066            | -               | 7,306,593                         |
| Real Estate Transfer Fees     | -             | -             | 250,000       | -          | 250,000       | 250,000              | -               | 12,256,962                        |
| Stormwater Fees               | 350,000       | -             | 6,350,880     | -          | 6,700,880     | 1,108,218            | 5,592,662       | 7,797,769                         |
| Road Usage Fees               | -             | -             | 1,354,500     | -          | 1,354,500     | -                    | 1,354,500       | 679,041                           |
| Electric Franchise Fees       | 545,000       | -             | 511,000       | -          | 1,056,000     | 1,056,000            | -               | 2,717,715                         |
| Short Term Rental Fees        | 1,825,000     | -             | 180,000       | -          | 2,005,000     | 2,005,000            | -               | 273,340                           |
| Sale of Vehicles / Equipment  | 16,000        | -             | -             | -          | 16,000        | 16,000               | -               | -                                 |
| General Fund                  | -             | -             | -             | 197,049    | 197,049       | 197,049              | -               | 48,259,740                        |
| Total Transfers-In            | \$ 12,984,548 | \$ 12,503,368 | \$ 64,875,842 | \$ 197,049 | \$ 90,560,807 | \$ 34,930,606        | \$ 55,630,201   | \$ 121,205,342                    |

» Transfers-In are interfund transfers to move revenues from the fund that by statute or budget requires to collect them to the fund that statute or budget requires to expend them.





FY 2026 PROPOSED CONSOLIDATED BUDGET EXPENDITURES

|                                             | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Revised<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to FY25<br>Budget<br>\$ Change | FY26 to FY25<br>Budget<br>% Change | % of<br>Budget |
|---------------------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|----------------|
| Salaries and Benefits                       | \$ 31,191,028     | \$ 35,860,967     | \$ 39,526,468                | \$ 41,550,730                 | \$ 2,024,262                        | 5.1%                               | 23.78%         |
| Operating                                   | 12,591,893        | 14,977,170        | 20,324,270                   | 18,935,556                    | (1,388,714)                         | -6.8%                              | 10.84%         |
| Contracted Public Safety                    | 2,566,926         | 2,595,199         | 2,642,000                    | 420,500                       | (2,221,500)                         | -84.1%                             | 0.24%          |
| Affiliated Agency Partnerships              | 2,244,940         | 2,056,525         | 3,250,641                    | 1,988,516                     | (1,262,125)                         | -38.8%                             | 1.14%          |
| Debt Service                                | 20,538,014        | 17,200,152        | 17,948,574                   | 20,006,934                    | 2,058,360                           | 11.5%                              | 11.45%         |
| Beach Projects                              | 1,153,510         | 2,404,079         | 21,599,000                   | 48,820,000                    | 27,221,000                          | 126.0%                             | 27.94%         |
| Pathway Projects                            | 312,853           | 1,527,321         | 5,500,000                    | 1,650,000                     | (3,850,000)                         | -70.0%                             | 0.94%          |
| Roadway Projects                            | 4,361,824         | 2,770,550         | 10,317,218                   | 5,079,500                     | (5,237,718)                         | -50.8%                             | 2.91%          |
| Park Projects                               | 1,396,152         | 2,323,598         | 19,815,273                   | 10,636,000                    | (9,179,273)                         | -46.3%                             | 6.09%          |
| Facility and Equipment Projects             | 5,036,029         | 3,623,957         | 8,402,291                    | 4,721,000                     | (3,681,291)                         | -43.8%                             | 2.70%          |
| Stormwater Projects                         | 133,993           | 1,088,427         | 2,193,310                    | 6,350,880                     | 4,157,570                           | 189.6%                             | 3.64%          |
| Fleet                                       | 480,489           | 1,071,075         | 11,750,707                   | 180,000                       | (11,570,707)                        | -98.5%                             | 0.10%          |
| Land Acquisition & Administration           | 7,826,584         | 12,019,174        | 10,392,904                   | 1,500,000                     | (8,892,904)                         | -85.6%                             | 0.86%          |
| Housing                                     | 120,851           | 201,523           | 4,000,000                    | 3,783,805                     | (216,195)                           | -5.4%                              | 2.17%          |
| Stormwater Corrective & Routine Maintenance | 987,673           | 1,900,922         | 4,611,182                    | 1,290,000                     | (3,321,182)                         | -72.0%                             | 0.74%          |
| Stormwater Modeling, Analysis, Monitoring   | 109,869           | 198,718           | 874,432                      | 900,000                       | 25,568                              | 2.9%                               | 0.52%          |
| Other Capital Outlay                        | 361,221           | 368,805           | -                            | -                             | -                                   | 0.0%                               | 0.00%          |
| Transfers Out                               | 125,000           | 4,335,000         | 1,307,552                    | 6,897,929                     | 5,590,377                           | 427.5%                             | 3.95%          |
| Total Expenditures                          | \$ 91,538,849     | \$ 106,523,162    | \$ 184,455,822               | \$ 174,711,350                | \$ (9,744,472)                      | -5.3%                              | 100.00%        |

» Note: All Stormwater Corrective Maintenance and Monitoring has moved to the CIP Stormwater Program in FY26.





# FY 2026 PROPOSED CONSOLIDATED BUDGET REVENUES

## TRANSFERS-OUT PER FUND

**Transfers-Out**

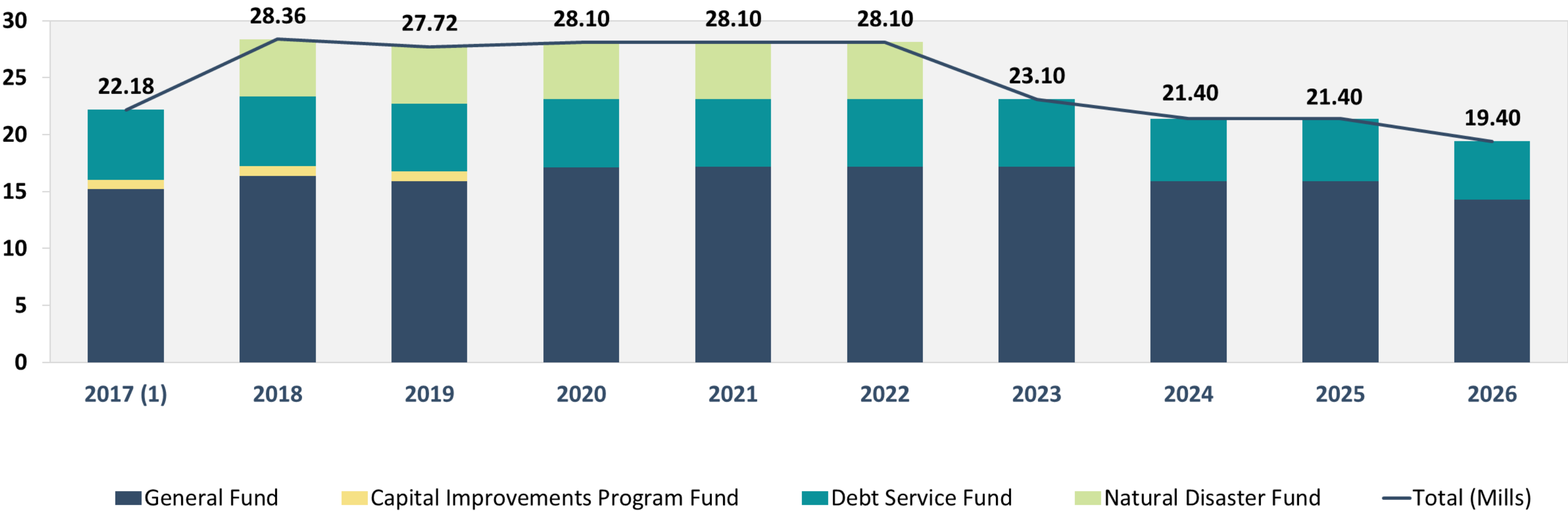
General Fund to Housing Fund  
Stormwater Fund to General Fund  
Stormwater Fund to CIP Fund  
**Total Transfers-Out**

| General           | CIP                 | Housing           | FY 2026 Total       |
|-------------------|---------------------|-------------------|---------------------|
| \$ -              | \$ -                | \$ 197,049        | <b>197,049</b>      |
| 350,000           | -                   | -                 | <b>350,000</b>      |
| -                 | 6,350,880           | -                 | <b>6,350,880</b>    |
| <b>\$ 350,000</b> | <b>\$ 6,350,880</b> | <b>\$ 197,049</b> | <b>\$ 6,897,929</b> |



# MILLAGE RATES

Mill rate is a tax rate—the amount of tax payable per dollar of the assessed value of a property.

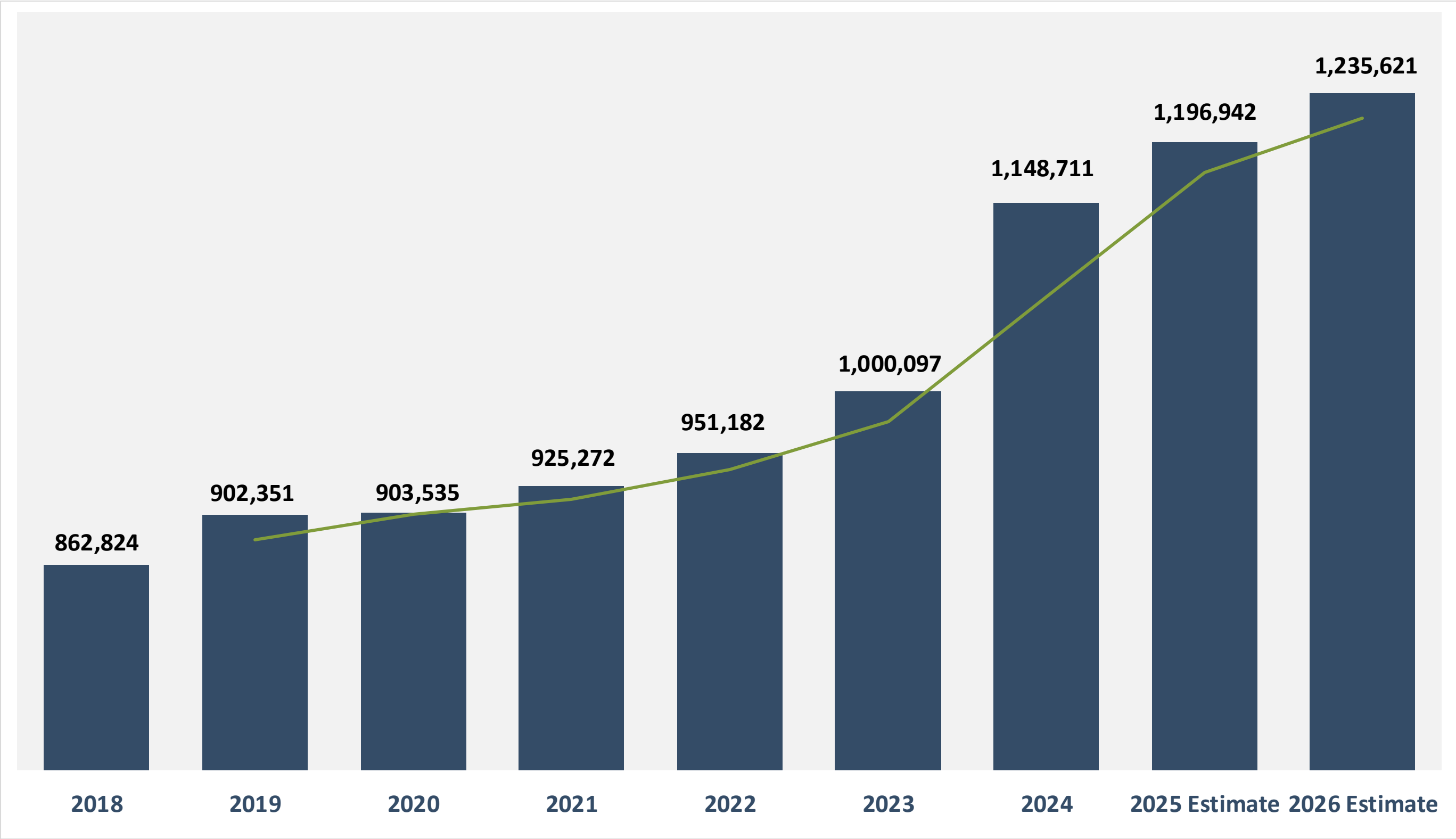


*Note(1): Fiscal Year 2017 was Hurricane Matthew. Five (5) Mills were added for Disaster Recovery in Fiscal Years 2018-2022.*

» FY 2026 Millage is a REDUCTION of 2 Mills.



# MILLAGE VALUES





# FY 2026 CONSOLIDATED BUDGET OVERVIEW

## SIX MAJOR FUNDS



General Fund

Capital Improvements Project Fund



Debt Service Fund

Stormwater Utility Fund



Gullah Geechee Historic Neighborhoods  
Community Development Corporation Fund

Housing Fund



# FY 2026 CONSOLIDATED BUDGET OVERVIEW

## SIX MAJOR FUNDS



General Fund

Capital Improvements Program Fund



Debt Service Fund

Stormwater Utility Fund



Gullah Geechee Historic Neighborhoods  
Community Development Corporation Fund

Housing Fund





## GENERAL FUND

- ✓ This fund is used to account for all financial resources except those required to be accounted for in another fund.
- ✓ Its primary operating expenditures are general government, administrative services, sheriff/other public safety, fire, community services, and public projects and facilities.
- ✓ Principal sources of revenue are property taxes, business licenses, local ATAX and permit fees.







# FY 2026 PROPOSED GENERAL FUND BUDGET REVENUES

|                               | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Revised<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of<br>Budget |
|-------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|----------------|
| Property Taxes                | \$ 17,215,546     | \$ 18,274,380     | \$ 18,076,000                | \$ 17,935,450                 | \$ (140,550)                        | -0.78%                             | 30.02%         |
| Local Accommodations Tax      | 6,948,465         | 6,944,525         | 6,880,890                    | 6,812,769                     | (68,121)                            | -0.99%                             | 11.40%         |
| Business Licenses             | 12,690,924        | 14,749,382        | 12,690,924                   | 13,565,155                    | 874,231                             | 6.89%                              | 22.70%         |
| Franchise Fees                | 840,552           | 835,865           | 840,000                      | 861,065                       | 21,065                              | 2.51%                              | 1.44%          |
| Permit Fees                   | 1,570,126         | 2,315,139         | 1,800,000                    | 1,800,000                     | -                                   | 0.00%                              | 3.01%          |
| Intergovernmental             | 885,089           | 930,105           | 973,093                      | 978,035                       | 4,942                               | 0.51%                              | 1.64%          |
| Grants                        | 145,373           | 157,414           | -                            | -                             | -                                   | 0.00%                              | 0.00%          |
| Beach Services/Parking        | 236,232           | 193,034           | 236,232                      | 650,000                       | 413,768                             | 175.15%                            | 1.09%          |
| Other                         | 372,514           | 665,371           | 294,704                      | 356,848                       | 62,144                              | 21.09%                             | 0.60%          |
| Public Safety - EMS           | 2,250,934         | 2,252,547         | 2,036,000                    | 2,036,000                     | -                                   | 0.00%                              | 3.41%          |
| Public Safety - Other         | 2,190             | 1,440             | -                            | -                             | -                                   | 0.00%                              | 0.00%          |
| Investment Income             | 1,248,615         | 2,222,495         | 1,500,000                    | 1,500,000                     | -                                   | 0.00%                              | 2.51%          |
| Prior Year Funds              | -                 | -                 | 2,862,058                    | 275,000                       | (2,587,058)                         | -90.39%                            | 0.46%          |
| Subtotal                      | 44,406,560        | 49,541,696        | 48,189,901                   | 46,770,322                    | (1,419,579)                         | -2.95%                             | 78.27%         |
| Transfers In:                 |                   |                   |                              |                               |                                     |                                    |                |
| Beach Preservation Fee        | 652,923           | 1,983,508         | 1,983,508                    | 248,548                       | (1,734,960)                         | -87.47%                            | 0.42%          |
| Sale of Vehicle/Equipment     | 38,656            | 36,048            | -                            | 16,000                        | 16,000                              | 0.00%                              | 0.03%          |
| Hospitality Tax               | 3,218,687         | 5,154,955         | 6,257,894                    | 6,500,000                     | 242,106                             | 3.87%                              | 10.88%         |
| Tax Increment Financing (TIF) | 153,000           | 110,000           | 110,000                      | -                             | (110,000)                           | -100.00%                           | 0.00%          |
| State ATAX                    | 2,445,211         | 4,615,021         | 3,515,021                    | 3,500,000                     | (15,021)                            | -0.43%                             | 5.86%          |
| Electric Franchise Fee        | 540,603           | 540,603           | 540,603                      | 545,000                       | 4,397                               | 0.81%                              | 0.91%          |
| Short Term Rental Permit Fe   | 967,626           | 1,750,000         | 1,825,000                    | 1,825,000                     | -                                   | 0.00%                              | 3.05%          |
| Stormwater Fee                | 125,000           | 125,000           | 125,000                      | 350,000                       | 225,000                             | 180.00%                            | 0.59%          |
| Subtotal Transfers In         | 8,141,706         | 14,315,135        | 14,357,026                   | 12,984,548                    | (1,372,478)                         | -9.56%                             | 21.73%         |
| Total Revenues                | \$ 52,548,266     | \$ 63,856,831     | \$ 62,546,927                | \$ 59,754,870                 | \$ (2,792,057)                      | -4.46%                             | 100.00%        |



# FY 2026 PROPOSED GENERAL FUND BUDGET EXPENDITURES

| Expenditures by Category           | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Revised<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of Budget |
|------------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|-------------|
| Salaries                           | \$ 22,006,758     | \$ 24,674,243     | \$ 26,863,128                | \$ 27,680,132                 | \$ 817,004                          | 3.04%                              | 46.32%      |
| Benefits                           | 8,627,689         | 10,311,021        | 11,620,583                   | 12,547,399                    | 926,816                             | 7.98%                              | 21.00%      |
| Operating                          | 12,599,299        | 14,178,301        | 18,170,575                   | 16,921,274                    | (1,249,301)                         | -6.88%                             | 28.32%      |
| Contracted Public Safety           | 2,566,926         | 2,595,199         | 2,642,000                    | 420,500                       | (2,221,500)                         | -84.08%                            | 0.70%       |
| Affiliated Agencies                | 1,946,430         | 2,056,525         | 3,250,641                    | 1,988,516                     | (1,262,125)                         | -38.83%                            | 3.33%       |
| Capital Outlay (Parking)           | 361,221           | 368,805           | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| Transfer to CIP Fund               | -                 | -                 | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| Transfer to Housing Fund           | -                 | 2,000,000         | -                            | 197,049                       | 197,049                             | 100.00%                            | 0.33%       |
| Transfer to Land Acquisition Fund  | -                 | 1,000,000         | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| Total Expenditures & Transfers Out | \$ 48,108,322     | \$ 57,822,970     | \$ 62,546,927                | \$ 59,754,870                 | \$ (2,792,057)                      | -4.46%                             | 100.00%     |





# FY 2026 GENERAL FUND BUDGET EXPENDITURES HIGHLIGHTS-\$59,754,870

✓ **Salaries & Benefits** – \$40.2m - 4.5% increase (\$1.7 million), including:

- New head count to support Town Council policy priority:
  - New FTE - Integrated Pest Management (IPM) Specialist (\$113k Salary & Benefits)
  - New FTE - Parking Program Manager (\$108k Salary & Benefits)
  - PTE to FTE - Help Desk Technician (\$15.4k Salary & Benefits)
- The Town's position counts for FY26 are:
  - FTE - 284
  - PTE - 16
  - Temporary - 10
- Provides up to 4% performance-based pay increase (\$1.3 million across all funds)
- Provides 11% SC mandated medical insurance employer premium increase (\$454k all funds) / 12% life insurance increase (\$7k) / 23% workers compensation increase (\$68k)
- Supports Town 401k contribution of up to 12% (\$1.8 million benefit to employees)
- Supports SC mandated Police Officer's Retirement System (PORS) contribution (\$2.8 million benefit to qualified employees)





# FY 2026 GENERAL FUND BUDGET EXPENDITURES HIGHLIGHTS

## ✓ Salaries & Benefits – Continued

- Provides 14 Paid Holidays including 2 Floating Holidays
- Allows employees a paid time off buy-back option of 37.5 hours
- Provides Fire Rescue Overtime of \$1.2 million
- Reduces General Fund Overtime by \$84k / 6% compared to FY25 Budget
- Part-Time support for Human Resources, Employee Engagement, Finance, Office of Cultural Affairs, Community Engagement and Planning & Operations
- Supports Seasonal and Temporary Employees including:
  - Beach Ambassadors (3)
  - Transportation Technicians
  - Plan Reviewers
  - Short-Term Rental Permit Program Assistants
  - Part-time students and summer interns



# FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

✓ **Operating** – \$16.9m - 7% decrease (\$1.2 million)

- Reduces travel, meetings and conferences, printing, and general operating expenses
- Supports Comprehensive LMO Code amendments, District Planning, and Comprehensive Plan amendments
- Provides for a Class and Compensation Study
- Supports the 3<sup>rd</sup> Annual Hilton Head Island Jams Songwriter Festival
- Supports Community events such as Crescendo and the Lantern Parade
- Supports RBC Heritage Sponsorship Agreement and community preparations
- Expands Holiday lighting throughout the Island
- Provides Local governmental matching funds for Lowcountry Council of Government, and the Lowcountry regional Hilton Head Island Beach Shuttle transportation service
- Provides Fire Truck Lease payments and Town office space lease payments







# FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

## ✓ **Operating** (Continued)

- Provides for the removal of abandoned boats from our waterways (\$50k)
- Provides \$550/month Stipend for approximately 15 BCSO Officers living on the Island (\$99k), and Holiday Bonuses for all BCSO employees working south of the Broad (\$20k)
- Provides for a Public Safety Department Assessment (\$50k)

## ✓ **Contracted Public Safety** – \$420k - 84% decrease (\$2.2 million)

- Eliminates the Beaufort County Sheriff's Office accrual of \$2m. At the end of FY25, the total accrual is \$10m

## ✓ **Affiliated Agency Partnerships** – \$1.9m - 39% decrease (\$1.3 million)

- 11 Applications received - \$3.2 million
- 6 Applicants were recommended funding by the F&A Committee - \$1.9 million

## ✓ **Transfers Out:** Transfers \$197k to the Housing Fund for Workforce Housing Personnel and Operating costs





# FY 2026 PROPOSED GENERAL FUND EXPENDITURES – AFFILIATED AGENCIES

|                                          | FY 2023<br>Actual   | FY 2024<br>Actual   | FY 2025<br>Revised<br>Budget | FY 2026<br>Requests | FY 2026<br>F&A<br>Recommendations |
|------------------------------------------|---------------------|---------------------|------------------------------|---------------------|-----------------------------------|
| Island Recreation Association            | \$ 1,099,304        | \$ 1,123,766        | \$ 1,167,366                 | \$ 1,252,366        | \$ 1,252,366                      |
| Coastal Discovery Museum                 | 92,775              | 102,432             | 107,700                      | 141,650             | 141,650                           |
| Mitchelville Preservation Project        | 105,000             | 105,000             | 105,000                      | 105,000             | 105,000                           |
| USCB Event Management/Ambassadors*       | 173,447             | 238,985             | 235,000                      | -                   | -                                 |
| LRTA (Palmetto Breeze)                   | 282,404             | 277,842             | 253,595                      | 507,051             | 350,000                           |
| 14th Circuit Solicitor-Multidisciplinary | 50,000              | 50,000              | 50,000                       | 50,000              | -                                 |
| 14th Circuit Solicitor-Career Criminal   | 118,500             | 118,500             | 118,500                      | 118,500             | -                                 |
| Beaufort County EDC                      | 25,000              | 40,000              | 40,000                       | 42,000              | 42,000                            |
| Habitat for Humanity*                    | -                   | -                   | 500,000                      | -                   | -                                 |
| Coastal Community Development Corp.*     | -                   | -                   | 600,000                      | 750,000             | -                                 |
| Sea Turtle Patrol HHI                    | -                   | -                   | 73,480                       | 97,500              | 97,500                            |
| Sandalwood Food Pantry                   | -                   | -                   | -                            | 97,500              | -                                 |
| The Children's Center                    | -                   | -                   | -                            | 80,000              | -                                 |
| <b>Total</b>                             | <b>\$ 1,946,430</b> | <b>\$ 2,056,525</b> | <b>\$ 3,250,641</b>          | <b>\$ 3,241,567</b> | <b>\$ 1,988,516</b>               |

*\*Note: Funding for Habitat for Humanity and Coastal Community Development Corporation was approved in FY 2024 but was not spent by year end. FY 2024 funding was carried forward to FY 2025.*

*\*Note: USCB Event Management/Ambassadors and Habitat for Humanity did not submit FY26 Affiliated Agency Funding Applications.*

» An Affiliated Agency is defined as an integral partner contracted by the Town to deliver services that benefit the public on the Town's behalf.



# FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

- ✓ Provides for public meeting broadcasts by the Beaufort County Channel for the following (\$48.1k for 110 meetings/year):
  - Town Council
  - Community Services & Public Safety Committee
  - Finance & Administrative Committee
  - Planning Commission
  - Gullah Geechee Land & Cultural Preservation Task Force
  - Gullah Geechee Historic Neighborhoods CDC
  - Accommodations Tax Advisory Committee
  - Housing Action Committee







# FY 2026 CONSOLIDATED BUDGET OVERVIEW

## SIX MAJOR FUNDS



General Fund

Capital Improvements Program Fund



Debt Service Fund

Stormwater Utility Fund



Gullah Geechee Historic Neighborhoods  
Community Development Corporation Fund

Housing Fund





# CAPITAL IMPROVEMENTS PROGRAM FUND

- ✓ This fund is used to account for and report financial resources that are restricted, committed or assigned for the acquisition, construction, or renovation of major capital facilities; ongoing major improvement projects; and major equipment or other capital asset acquisitions which are not financed by another fund.
- ✓ Primary sources of revenue include bond proceeds, hospitality tax fees, beach preservation fees, state accommodations taxes, TIF proceeds, road usage fees (now paused), electric franchise fees, and road/park impact fees. Capital Projects are primarily non-recurring in nature.







# 5 Year CIP PROGRAM SELECTION PROCESS







FY 2026 PROPOSED CIP REVENUES

| Funding Sources               | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Revised<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of Budget |
|-------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|-------------|
| Traffic & Park Impact Fees    | \$ 164,741        | \$ 236,672        | \$ 947,601                   | \$ 1,100,000                  | \$ 152,399                          | 16.08%                             | 1.42%       |
| Sunday Liquor Permit Fees     | 319,600           | 279,950           | 1,455,811                    | 1,000,000                     | (455,811)                           | -31.31%                            | 1.29%       |
| HTAX Supported Lease          | -                 | -                 | 11,384,707                   | -                             | (11,384,707)                        | -100.00%                           | 0.00%       |
| Prior Bond Proceeds           | 31,236            | 1,534             | -                            | 66,197                        | 66,197                              | 100.00%                            | 0.09%       |
| Capital                       | 316,475           | 742,764           | 554,702                      | 3,279,803                     | 2,725,101                           | 491.27%                            | 4.22%       |
| Sale of Land                  | -                 | 200               | 1,283,020                    | -                             | (1,283,020)                         | -100.00%                           | 0.00%       |
| Grants                        | 213,166           | 3,692,991         | 500,000                      | 7,365,538                     | 6,865,538                           | 1373.11%                           | 9.48%       |
| SBITA Asset Revenue           | 1,188,451         | 122,418           | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| Transfers In:                 |                   |                   |                              |                               |                                     |                                    |             |
| Beach Preservation Fees       | 1,029,037         | 2,916,722         | 21,275,174                   | 41,220,000                    | 19,944,826                          | 93.75%                             | 53.06%      |
| Hospitality Tax               | 1,323,918         | 2,654,133         | 18,601,126                   | 9,934,462                     | (8,666,664)                         | -46.59%                            | 12.79%      |
| Tax Increment Financing (TIF) | 959,641           | 453,719           | 14,160,717                   | 2,242,934                     | (11,917,783)                        | -84.16%                            | 2.89%       |
| General Fund                  | -                 | 1,000,000         | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| State ATAX                    | 232,592           | 2,014,294         | 3,200,000                    | 2,832,066                     | (367,934)                           | -11.50%                            | 3.65%       |
| Road Usage Fee                | 1,240,183         | (137,533)         | 762,871                      | 1,354,500                     | 591,629                             | 77.55%                             | 1.74%       |
| Electric Franchise Fee        | -                 | 9,596,675         | 8,497,848                    | 511,000                       | (7,986,848)                         | -93.99%                            | 0.66%       |
| Real Estate Transfer Fee      | 7,717,100         | 7,236,901         | 3,903,816                    | 250,000                       | (3,653,816)                         | -93.60%                            | 0.32%       |
| Short Term Rental Permit Fee  | 692,309           | -                 | -                            | 180,000                       | 180,000                             | 100.00%                            | 0.23%       |
| Stormwater Utility Fee        | -                 | 860,000           | 2,193,310                    | 6,350,880                     | 4,157,570                           | 189.56%                            | 8.17%       |
| Total Funding Sources         | \$ 15,428,449     | \$ 31,671,440     | \$ 88,720,703                | \$ 77,687,380                 | \$ (11,033,323)                     | -12.44%                            | 100.00%     |

» The FY 2025 Budget was revised on May 20, 2025 for Land Acquisition funding, adding \$2,900,000 in TIF Funding and \$3,017,904 in Real Estate Transfer Fee Funding for three properties



# FY 2026 PROPOSED CIP EXPENDITURES

|                                   | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Revised<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of Budget |
|-----------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|-------------|
| Beach Program                     | \$ 1,153,510      | \$ 2,404,079      | \$ 21,599,000                | \$ 48,820,000                 | \$ 27,221,000                       | 126.03%                            | 62.84%      |
| Pathway Program                   | 312,853           | 1,527,321         | 5,500,000                    | 1,650,000                     | (3,850,000)                         | -70.00%                            | 2.12%       |
| Roadway Program                   | 4,361,824         | 2,770,550         | 10,317,218                   | 5,079,500                     | (5,237,718)                         | -50.77%                            | 6.54%       |
| Park Program                      | 1,396,152         | 2,323,598         | 19,815,273                   | 10,636,000                    | (9,179,273)                         | -46.32%                            | 13.69%      |
| Facility & Equipment Program      | 5,036,029         | 3,623,957         | 8,402,291                    | 4,721,000                     | (3,681,291)                         | -43.81%                            | 6.08%       |
| Stormwater Program                | 133,993           | 1,088,427         | 2,193,310                    | 6,350,880                     | 4,157,570                           | 189.56%                            | 8.17%       |
| Fleet Program                     | 480,489           | 1,071,075         | 11,750,707                   | 180,000                       | (11,570,707)                        | -98.47%                            | 0.23%       |
| Land Acquisition & Administration | 7,826,584         | 12,019,174        | 9,142,904                    | 250,000                       | (8,892,904)                         | -97.27%                            | 0.32%       |
| Housing                           | 120,851           | -                 | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| Transfers Out to Housing          | -                 | 350,000           | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| Debt Service                      | -                 | 220,558           | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| Total Use of Funds                | \$ 20,822,285     | \$ 27,398,738     | \$ 88,720,703                | \$ 77,687,380                 | \$ (11,033,323)                     | -12.44%                            | 100.00%     |

»» The FY 2025 Budget was revised on May 20, 2025 for Land Acquisition funding, adding \$5,917,904 to the Land Acquisition & Administration Program





# FY 2026 PROPOSED CIP PROJECTS

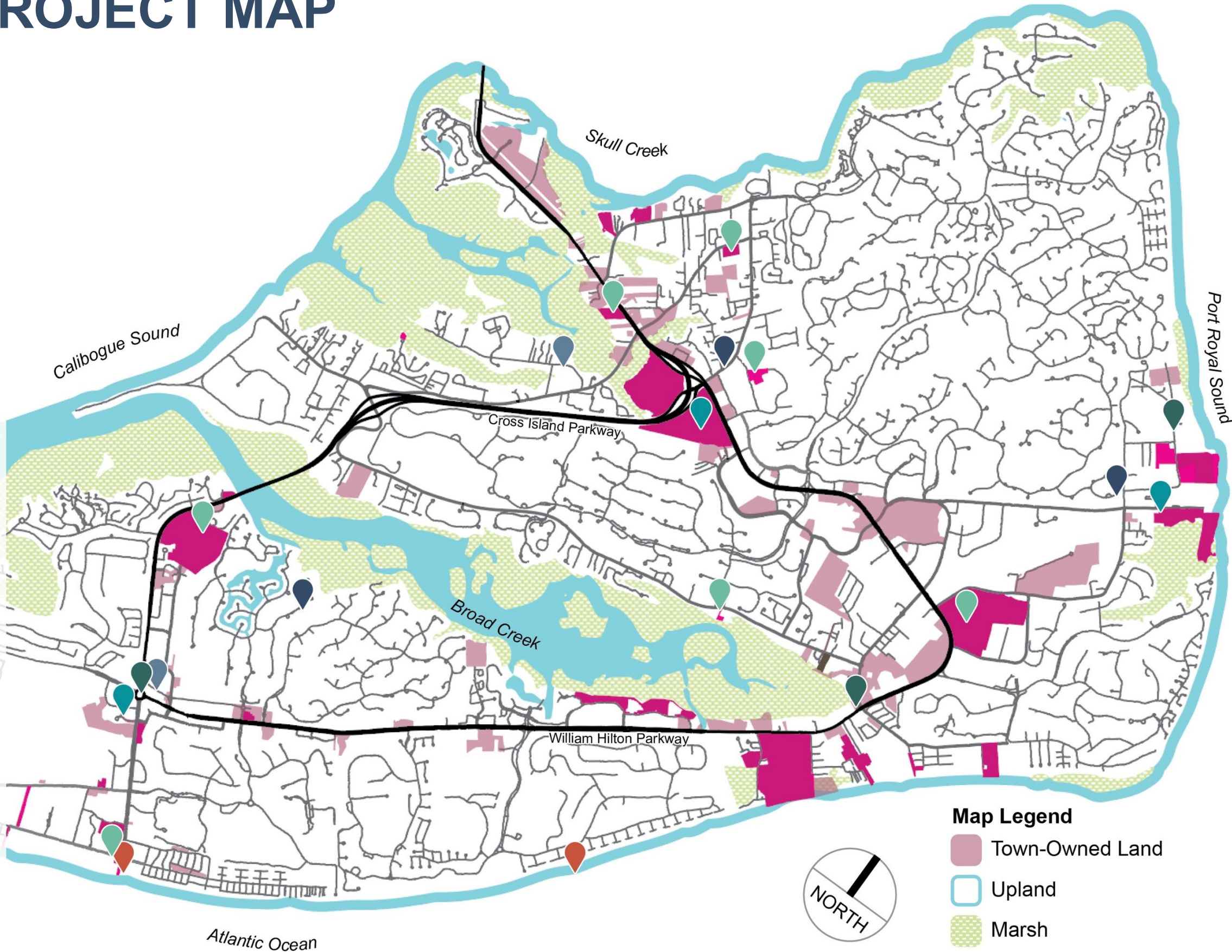




# FY 2026 PROPOSED CIP PROJECT MAP

Proposed FY26 Projects

- Beach**
  - » Beach Renourishment
  - » Coligny Beach Boardwalk Maintenance
- Pathways**
  - » Jonesville Road Pathway
  - » Dunnagans Alley Pathway
- Roadways**
  - » Mitchelville Road: Dirt Road Paving Program
  - » William Hilton Parkway – Segment 5: Mathews Drive / Folly Field Road to Shelter Cove Lane: Median Enhancement Survey & Design
  - » William Hilton Parkway – Segment 8 Sea Pines Circle Improvements
- Parks**
  - » Coligny Circle Northwest Quadrant Pocket Park
  - » Crossings Park
  - » Mid-Island Tract: Phase 1
  - » Patterson Family Park
  - » Taylor Family Park
  - » Old Schoolhouse Park Improvements
  - » Rec Center Building Enhancements
- Facilities & Equipment**
  - » 4 Office Way Renovation: Technology & Innovation and Engineering & Projects Departments
  - » Mitchelville Freedom Park: Access and Parking Improvements
  - » Coastal Discovery Museum Enhancements
- Stormwater**
  - » Gum Tree Road Drainage Improvements
  - » Palmetto Hall Outfall Improvements
  - » Central Island Pump Station Overhaul & Resiliency Improvements



**Map Legend**

- Town-Owned Land
- Upland
- Marsh
- Water







# FY 2026 PROPOSED CIP PROJECTS

|                                          |              |                        |                                |                         |                              | FY 2026 Project Schedule |            |              |
|------------------------------------------|--------------|------------------------|--------------------------------|-------------------------|------------------------------|--------------------------|------------|--------------|
| Projects                                 | Project Type | FY 2025 Revised Budget | FY 2026 Estimated Roll Forward | FY 2026 Proposed Budget | Planning Commission Priority | Design                   | Permitting | Construction |
| BEACH PROGRAM                            |              |                        |                                |                         |                              |                          |            |              |
| Beach Park Maintenance & Improvements    | Maintenance  | 250,000                | -                              | 150,000                 | ★                            |                          |            | ✓            |
| Beach Management & Monitoring            | Maintenance  | 200,000                | -                              | 220,000                 | ★                            |                          |            |              |
| Beach Renourishment                      | Maintenance  | 16,500,000             | 15,000,000                     | 47,500,000              | ★                            |                          |            | ✓            |
| Coligny Beach Park Boardwalk Maintenance | Maintenance  | -                      | -                              | 250,000                 | ★                            |                          |            | ✓            |
| Harbour Town Dredge                      | Maintenance  | 600,000                | 600,000                        | 600,000                 | ★                            |                          |            | ✓            |
| Beach Program Contingency                | N/A          | 100,000                | -                              | 100,000                 |                              |                          |            |              |
| Total Beach Program                      |              | 21,599,000             | 15,600,000                     | 48,820,000              |                              |                          |            |              |



# FY 2026 PROPOSED CIP PROJECTS

|                                            |               |                        |                                |                         |                              | FY 2026 Project Schedule |            |              |
|--------------------------------------------|---------------|------------------------|--------------------------------|-------------------------|------------------------------|--------------------------|------------|--------------|
| Projects                                   | Project Type  | FY 2025 Revised Budget | FY 2026 Estimated Roll Forward | FY 2026 Proposed Budget | Planning Commission Priority | Design                   | Permitting | Construction |
| PATHWAY PROGRAM                            |               |                        |                                |                         |                              |                          |            |              |
| Pathway Maintenance & Improvements         | Maintenance   | 350,000                | -                              | 500,000                 | ★                            |                          |            | ✓            |
| New Pathway Segments                       |               |                        |                                |                         |                              |                          |            |              |
| Jonesville Road Pathway                    | Discretionary | 4,500,000              | 500,000                        | 500,000                 | ★                            | ✓                        | ✓          |              |
| Dunnagans Alley Pathway                    | Discretionary | 100,000                | -                              | 250,000                 | ★                            | ✓                        | ✓          |              |
| William Hilton Parkway EB Pathway          | Discretionary | 100,000                | -                              | 300,000                 | ★                            | ✓                        |            |              |
| Subtotal New Pathway Segments              |               | 4,700,000              | 500,000                        | 1,050,000               |                              |                          |            |              |
| Pathway Project Management and Contingency | N/A           | 100,000                | -                              | 100,000                 |                              |                          |            |              |
| Total Pathway Program                      |               | 5,150,000              | 500,000                        | 1,650,000               |                              |                          |            |              |



FY 2026 PROPOSED CIP PROJECTS

|                                                           |               |                        |                                |                         |                              | FY 2026 Project Schedule |            |              |
|-----------------------------------------------------------|---------------|------------------------|--------------------------------|-------------------------|------------------------------|--------------------------|------------|--------------|
| Projects                                                  | Project Type  | FY 2025 Revised Budget | FY 2026 Estimated Roll Forward | FY 2026 Proposed Budget | Planning Commission Priority | Design                   | Permitting | Construction |
| ROADWAY PROGRAM                                           |               |                        |                                |                         |                              |                          |            |              |
| Roadway Maintenance & Improvements                        | Maintenance   | 455,000                | -                              | 250,000                 | ★                            |                          |            | ✓            |
| Signal System Maintenance                                 | Maintenance   | 880,000                | 500,000                        | 1,100,000               | ★                            |                          |            | ✓            |
| Landscape, Lighting, and Safety Enhancements              | Maintenance   | 1,000,000              | -                              | 750,000                 | ★                            |                          |            | ✓            |
| Dirt Road Paving Program                                  |               |                        |                                |                         |                              |                          |            |              |
| Mitchelville Road                                         | Discretionary | 1,000,000              | 910,000                        | 910,000                 | ★                            |                          | ✓          | ✓            |
| Alice Perry Drive                                         | Discretionary | 1,000,000              | 50,000                         | 50,000                  | ★                            | ✓                        | ✓          |              |
| Freddie's Way                                             | Discretionary | 575,000                | 50,000                         | 50,000                  | ★                            | ✓                        | ✓          |              |
| Alfred Lane                                               | Discretionary | 48,500                 | 44,500                         | 44,500                  | ★                            | ✓                        | ✓          |              |
| Benjamin Drive                                            | Discretionary | 100,000                | 50,000                         | 50,000                  | ★                            | ✓                        | ✓          |              |
| Subtotal Dirt Road Paving Program                         |               | 2,723,500              | 1,104,500                      | 1,104,500               |                              |                          |            |              |
| Island-wide Intersection Pedestrian & Vehicular Safety    | Maintenance   | 1,000,000              | 250,000                        | 250,000                 | ★                            |                          |            | ✓            |
| Jonesville Road and Spanish Wells Right Turn Lane         | Maintenance   | -                      | -                              | 100,000                 | ★                            | ✓                        | ✓          |              |
| Northpoint Access Improvements                            | Maintenance   | -                      | -                              | 150,000                 | ★                            | ✓                        | ✓          |              |
| Tabby Walk Entrance Relocation                            | Maintenance   | -                      | -                              | 200,000                 | ★                            | ✓                        | ✓          |              |
| William Hilton Parkway Gateway Corridor & Stoney Corridor | Discretionary | 100,000                | -                              | 100,000                 | ★                            | ✓                        |            |              |



# FY 2026 PROPOSED CIP PROJECTS

|                                                                |               |                        |                                |                         |                              | FY 2026 Project Schedule |            |              |
|----------------------------------------------------------------|---------------|------------------------|--------------------------------|-------------------------|------------------------------|--------------------------|------------|--------------|
| Projects                                                       | Project Type  | FY 2025 Revised Budget | FY 2026 Estimated Roll Forward | FY 2026 Proposed Budget | Planning Commission Priority | Design                   | Permitting | Construction |
| ROADWAY PROGRAM                                                |               |                        |                                |                         |                              |                          |            |              |
| Streetscape Enhancements                                       |               |                        |                                |                         |                              |                          |            |              |
| Pope Avenue Streetscape Improvements                           | Discretionary | 333,718                | 180,000                        | 250,000                 | ★                            | ✓                        | ✓          | ✓            |
| Subtotal Streetscape Enhancements                              |               | 333,718                | 180,000                        | 250,000                 |                              |                          |            |              |
| William Hilton Parkway Streetscape Enhancements                |               |                        |                                |                         |                              |                          |            |              |
| Segment 5 - Mathews Drive / Folly Field Road to Shelter Cove   | Discretionary | -                      | -                              | 300,000                 | ★                            | ✓                        |            |              |
| Segment 8 - Sea Pines Circle to Wexford Drive / Shipyard Drive | Discretionary | 800,000                | 350,000                        | 350,000                 | ★                            | ✓                        | ✓          | ✓            |
| Subtotal William Hilton Parkway Streetscape Enhancements       |               | 800,000                | 350,000                        | 650,000                 |                              |                          |            |              |
| Folly Field Road Pedestrian Safety Improvements                | Maintenance   | -                      | -                              | 75,000                  | ★                            | ✓                        | ✓          | ✓            |
| Roadway Project Management and Contingency                     | N/A           | 25,000                 | -                              | 100,000                 |                              |                          |            |              |
| Total Roadway Program                                          |               | 7,317,218              | 2,384,500                      | 5,079,500               |                              |                          |            |              |





FY 2026 PROPOSED CIP PROJECTS

|                                                            |               |                        |                                |                         |                              | FY 2026 Project Schedule |            |              |
|------------------------------------------------------------|---------------|------------------------|--------------------------------|-------------------------|------------------------------|--------------------------|------------|--------------|
| Projects                                                   | Project Type  | FY 2025 Revised Budget | FY 2026 Estimated Roll Forward | FY 2026 Proposed Budget | Planning Commission Priority | Design                   | Permitting | Construction |
| PARK PROGRAM                                               |               |                        |                                |                         |                              |                          |            |              |
| Park Maintenance and Improvements                          | Maintenance   | 500,000                | -                              | 250,000                 | ★                            |                          |            | ✓            |
| Public Art Program                                         | Discretionary | 35,375                 | -                              | 35,000                  | ★                            |                          |            | ✓            |
| Island Recreation Association                              |               |                        |                                |                         |                              |                          |            |              |
| Rec Center Building Improvements                           | Maintenance   | 365,000                | -                              | 233,500                 | ★                            |                          |            | ✓            |
| Rec Center Pool Improvements                               | Maintenance   | 95,000                 | -                              | 195,000                 | ★                            |                          |            | ✓            |
| Athletic Equipment Improvements                            | Maintenance   | 15,000                 | -                              | 15,000                  | ★                            |                          |            |              |
| Event Equipment Improvements                               | Maintenance   | -                      | -                              | 67,500                  | ★                            |                          |            |              |
| Subtotal Island Recreation Association                     |               | 475,000                | -                              | 511,000                 |                              |                          |            |              |
| Coligny Circle NW Quadrant Pocket Park                     | Discretionary | 500,000                | 425,000                        | 900,000                 | ★                            |                          | ✓          | ✓            |
| Crossings Park Renovation - Phase 1: Pickleball Complex    | Discretionary | 5,000,000              | 1,000,000                      | 1,000,000               | ★                            | ✓                        | ✓          |              |
| Crossings Park Renovation - Phase 2: Bristol Sports Arena, | Discretionary | -                      | -                              | 750,000                 | ★                            | ✓                        | ✓          |              |
| Crossings Park Renovation - Phase 3: Baseball Complex      | Discretionary | -                      | -                              | 250,000                 | ★                            | ✓                        | ✓          |              |
| Mid-Island Tract Park - Phase 1                            | Discretionary | 2,500,000              | 750,000                        | 750,000                 | ★                            | ✓                        | ✓          |              |
| Patterson Family Park                                      | Discretionary | 2,740,583              | 2,240,000                      | 2,590,000               | ★                            | ✓                        | ✓          | ✓            |
| Taylor Family Park                                         | Discretionary | 2,911,416              | 2,400,000                      | 2,750,000               | ★                            | ✓                        | ✓          | ✓            |
| Old Schoolhouse Park Improvements                          | Discretionary | 350,000                | 250,000                        | 750,000                 | ★                            | ✓                        | ✓          | ✓            |
| Park Project Contingency                                   | N/A           | 100,000                | -                              | 100,000                 |                              |                          |            |              |
| Total Park Program                                         |               | 17,970,171             | 7,065,000                      | 10,636,000              |                              |                          |            |              |



FY 2026 PROPOSED CIP PROJECTS

|                                                |               |                        |                                |                         |                              | FY 2026 Project Schedule |            |              |
|------------------------------------------------|---------------|------------------------|--------------------------------|-------------------------|------------------------------|--------------------------|------------|--------------|
| Projects                                       | Project Type  | FY 2025 Revised Budget | FY 2026 Estimated Roll Forward | FY 2026 Proposed Budget | Planning Commission Priority | Design                   | Permitting | Construction |
| FACILITY & EQUIPMENT PROGRAM                   |               |                        |                                |                         |                              |                          |            |              |
| Facility Maintenance & Improvements            | Maintenance   | -                      | -                              | 500,000                 | ★                            |                          |            | ✓            |
| Facilities Equipment                           | Maintenance   | -                      | -                              | 50,000                  | ★                            |                          |            |              |
| Town Hall Facility Improvements                | Maintenance   | 1,745,589              | 200,000                        | 200,000                 | ★                            |                          |            | ✓            |
| 4 Office Way Renovations                       | Maintenance   | -                      | 1,100,000                      | 1,100,000               | ★                            | ✓                        | ✓          | ✓            |
| IT Equipment & Software                        | Maintenance   | 1,582,000              | -                              | 625,000                 | ★                            |                          |            |              |
| Fire Hydrant Expansion                         | Maintenance   | 50,000                 | -                              | 50,000                  | ★                            |                          |            | ✓            |
| Furniture Replacement                          | Maintenance   | -                      | -                              | 300,000                 | ★                            |                          |            |              |
| Security Cameras & Connectivity                | Maintenance   | 266,500                | -                              | 150,000                 | ★                            |                          |            |              |
| Tree Planting Program                          | Discretionary | 500,000                | -                              | 150,000                 | ★                            |                          |            |              |
| Coastal Discovery Museum Improvements          |               |                        |                                |                         |                              |                          |            |              |
| Discovery House                                | Maintenance   | 21,500                 | -                              | 20,500                  | ★                            |                          |            | ✓            |
| Armstrong / Hack House                         | Maintenance   | 21,000                 | -                              | 10,500                  | ★                            |                          |            | ✓            |
| Pavilion                                       | Maintenance   | 4,000                  | -                              | 4,500                   | ★                            |                          |            | ✓            |
| Discovery Lab                                  | Maintenance   | 1,500                  | -                              | 4,500                   | ★                            |                          |            | ✓            |
| Pavilion / Restroom Building                   | Maintenance   | 5,000                  | -                              | 350,000                 | ★                            |                          |            | ✓            |
| Horse Barn                                     | Maintenance   | 30,000                 | -                              | 23,000                  | ★                            |                          |            | ✓            |
| Hay Barn                                       | Maintenance   | -                      | -                              | 50,000                  | ★                            |                          |            | ✓            |
| Miscellaneous Improvements                     | Maintenance   | 95,500                 | -                              | 23,000                  | ★                            |                          |            | ✓            |
| Event Space Improvements                       | Maintenance   | 450,000                | -                              | 10,000                  | ★                            |                          |            | ✓            |
| Subtotal Coastal Discovery Museum Improvements |               | 628,500                | -                              | 496,000                 |                              |                          |            |              |

» Facility & Equipment Program continues next slide



# FY 2026 PROPOSED CIP PROJECTS

|                                                 |               |                        |                                |                         |                              | FY 2026 Project Schedule |            |              |
|-------------------------------------------------|---------------|------------------------|--------------------------------|-------------------------|------------------------------|--------------------------|------------|--------------|
| Projects                                        | Project Type  | FY 2025 Revised Budget | FY 2026 Estimated Roll Forward | FY 2026 Proposed Budget | Planning Commission Priority | Design                   | Permitting | Construction |
| FACILITY & EQUIPMENT PROGRAM                    |               |                        |                                |                         |                              |                          |            |              |
| Jonesville Horse Barn                           | Maintenance   | -                      | -                              | 500,000                 | ★                            |                          |            | ✓            |
| Mitchelville Freedom Park Improvements          | Discretionary | 1,054,702              | 250,000                        | 250,000                 | ★                            | ✓                        | ✓          |              |
| Town Refuse & Recycling Management Improvements | Discretionary | -                      | -                              | 250,000                 | ★                            |                          |            |              |
| Facilities and Equipment Contingency            | N/A           | 100,000                | -                              | 100,000                 |                              |                          |            |              |
| Total Facility & Equipment Program              |               | 6,542,291              | 1,550,000                      | 4,721,000               |                              |                          |            |              |



FY 2026 PROPOSED CIP PROJECTS

|                                                          |              |                        |                                |                         |                              | FY 2026 Project Schedule |            |              |
|----------------------------------------------------------|--------------|------------------------|--------------------------------|-------------------------|------------------------------|--------------------------|------------|--------------|
| Projects                                                 | Project Type | FY 2025 Revised Budget | FY 2026 Estimated Roll Forward | FY 2026 Proposed Budget | Planning Commission Priority | Design                   | Permitting | Construction |
| STORMWATER PROGRAM                                       |              |                        |                                |                         |                              |                          |            |              |
| Stormwater Maintenance & Improvements                    | Maintenance  | -                      | -                              | 1,800,000               | ★                            | ✓                        | ✓          | ✓            |
| Stormwater Maintenance Agreement Program                 | Maintenance  | -                      | -                              | 2,000,000               | ★                            |                          |            | ✓            |
| Moonshell/Folly Field Neighborhood Drainage Improvements | Maintenance  | 100,000                | 60,000                         | 60,000                  | ★                            | ✓                        |            |              |
| 75 Helmsman Way Drainage Improvements                    | Maintenance  | -                      | -                              | 50,000                  | ★                            | ✓                        |            |              |
| Bryant Road Pond Restoration                             | Maintenance  | -                      | -                              | 25,000                  | ★                            |                          |            | ✓            |
| Cordillo Courts Drainage Improvements                    | Maintenance  | 5,880                  | 5,880                          | 95,880                  | ★                            |                          |            | ✓            |
| Gum Tree Road Drainage Improvements                      | Maintenance  | 80,000                 | -                              | 120,000                 | ★                            |                          |            | ✓            |
| Jarvis Creek Outfall                                     | Maintenance  | 150,000                | -                              | 50,000                  | ★                            | ✓                        | ✓          |              |
| Jarvis Creek Pump Station - Pump Replacements            | Maintenance  | -                      | -                              | 300,000                 | ★                            |                          |            | ✓            |
| Main Street Drainage Improvements                        | Maintenance  | 250,000                | 50,000                         | 50,000                  | ★                            |                          |            | ✓            |
| Old Woodlands-26 Indian Trail Drainage Improvements      | Maintenance  | -                      | -                              | 80,000                  | ★                            | ✓                        | ✓          |              |
| Palmetto Hall Outfall Improvements                       | Maintenance  | 80,000                 | -                              | 150,000                 | ★                            | ✓                        |            |              |
| Water Level Monitoring                                   | Maintenance  | -                      | -                              | 75,000                  | ★                            |                          |            |              |
| Weather Monitoring                                       | Maintenance  | -                      | -                              | 50,000                  | ★                            |                          |            |              |
| Central Island Pump Station Overhaul and Resiliency      | Maintenance  | 1,308,720              | -                              | 750,000                 | ★                            | ✓                        | ✓          |              |
| Gum Tree Channel Capacity Improvements                   | Maintenance  | -                      | -                              | 120,000                 | ★                            | ✓                        | ✓          |              |
| Arrow Road Laydown Yard Improvements                     | Maintenance  | -                      | -                              | 75,000                  | ★                            |                          |            | ✓            |
| Stormwater Contingency                                   | N/A          | -                      | -                              | 500,000                 |                              |                          |            |              |
| Total Stormwater Program                                 |              | 1,974,600              | 115,880                        | 6,350,880               |                              |                          |            |              |





# FY 2026 PROPOSED CIP PROJECTS

|                           |              |                        |                                |                         |                              | FY 2026 Project Schedule |            |              |
|---------------------------|--------------|------------------------|--------------------------------|-------------------------|------------------------------|--------------------------|------------|--------------|
| Projects                  | Project Type | FY 2025 Revised Budget | FY 2026 Estimated Roll Forward | FY 2026 Proposed Budget | Planning Commission Priority | Design                   | Permitting | Construction |
| FLEET PROGRAM             |              |                        |                                |                         |                              |                          |            |              |
| Staff Vehicle Replacement | Maintenance  | 130,000                | -                              | 80,000                  | ★                            |                          |            |              |
| Fleet Contingency         | N/A          | 100,000                | -                              | 100,000                 |                              |                          |            |              |
| Total Fleet Program       |              | 230,000                | -                              | 180,000                 |                              |                          |            |              |



# FY 2026 PROPOSED CIP PROJECTS

|                                         |               |                        |                                |                         |                              | FY 2026 Project Schedule |            |              |
|-----------------------------------------|---------------|------------------------|--------------------------------|-------------------------|------------------------------|--------------------------|------------|--------------|
| Projects                                | Project Type  | FY 2025 Revised Budget | FY 2026 Estimated Roll Forward | FY 2026 Proposed Budget | Planning Commission Priority | Design                   | Permitting | Construction |
| LAND ACQUISITION PROGRAM                |               |                        |                                |                         |                              |                          |            |              |
| Land Acquisition Administration         | Discretionary | 9,142,904              | -                              | 250,000                 | ★                            |                          |            |              |
| Total Land Acquisition Program          |               | 9,142,904              | -                              | 250,000                 |                              |                          |            |              |
|                                         |               |                        |                                |                         |                              |                          |            |              |
| Total Capital Improvements Program Fund |               | \$ 69,926,184          | \$ 27,215,380                  | \$ 77,687,380           |                              |                          |            |              |

»» The FY 2025 Amended Budget is shown for FY 2025 projects continuing to FY 2026 only



# FY 2026 CONSOLIDATED BUDGET OVERVIEW

## SIX MAJOR FUNDS



General Fund

Capital Improvements Project Fund



Debt Service Fund

Stormwater Utility Fund



Gullah Geechee Historic Neighborhoods  
Community Development Corporation Fund

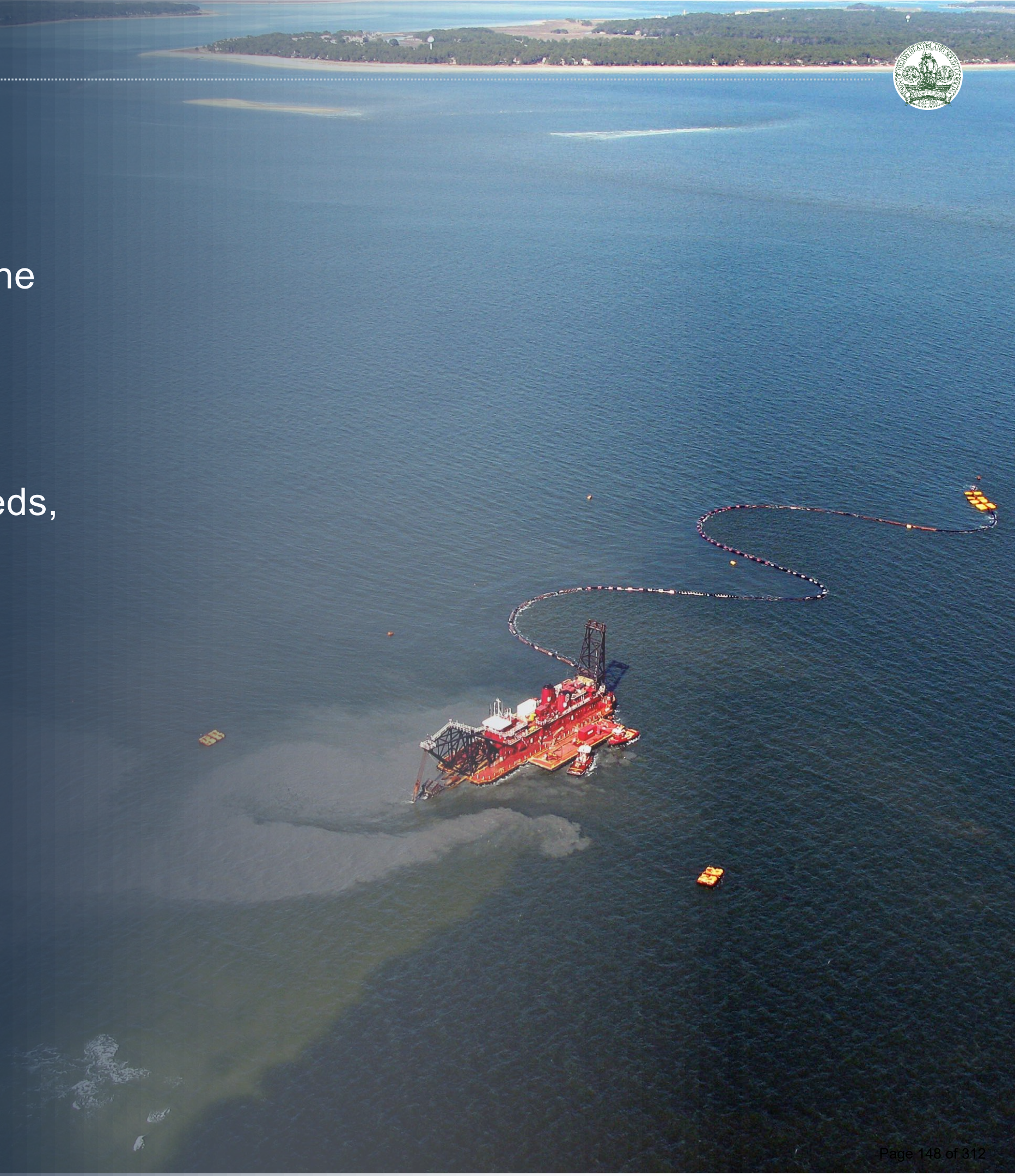
Housing Fund





## DEBT SERVICE FUND

- ✓ This fund is used for accumulating resources for the payment of interest and principal on general long-term obligation debt of the governmental funds.
- ✓ The primary sources of revenue are property tax, beach preservation fee, hospitality tax, TIF proceeds, and real estate transfer fees.







# FY 2026 PROPOSED DEBT SERVICE FUND BUDGET REVENUES

|                               | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Adopted<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of Budget |
|-------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|-------------|
| Property Taxes                | \$ 5,886,700      | \$ 6,308,036      | \$ 5,843,144                 | \$ 6,035,600                  | \$ 192,456                          | 3.29%                              | 32.00%      |
| Investment Income             | 436,184           | 657,135           | 338,365                      | 325,115                       | (13,250)                            | -3.92%                             | 1.72%       |
| Transfers In:                 |                   |                   |                              |                               |                                     |                                    |             |
| Beach Preservation Fees       | 3,952,375         | 3,948,375         | 4,346,625                    | 11,062,000                    | 6,715,375                           | 154.50%                            | 58.64%      |
| Natural Disasters Fund        | 3,537,765         | -                 | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| Hospitality Fees              | 1,444,691         | 1,437,134         | 1,843,158                    | 1,441,368                     | (401,790)                           | -21.80%                            | 7.64%       |
| Tax Increment Financing (TIF) | 3,927,564         | 3,931,259         | 3,928,708                    | -                             | (3,928,708)                         | -100.00%                           | 0.00%       |
| Real Estate Transfer Fee      | 1,097,350         | 1,095,850         | 400,000                      | -                             | (400,000)                           | -100.00%                           | 0.00%       |
| Total Revenues                | \$ 20,282,629     | \$ 17,377,789     | \$ 16,700,000                | \$ 18,864,083                 | \$ 2,164,083                        | 12.96%                             | 100.00%     |



# FY 2026 PROPOSED DEBT SERVICE FUND BUDGET EXPENDITURES

|                                              | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Adopted<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of<br>Budget |
|----------------------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|----------------|
| Principal                                    | \$ 16,055,000     | \$ 12,995,000     | \$ 12,625,000                | \$ 7,325,000                  | \$ (5,300,000)                      | -41.98%                            | 38.83%         |
| Interest                                     | 3,289,080         | 2,809,733         | 2,403,968                    | 1,626,483                     | (777,485)                           | -32.34%                            | 8.62%          |
| Bank Fees                                    | 18,850            | 15,850            | 71,032                       | 17,600                        | (53,432)                            | -75.22%                            | 0.09%          |
| Anticipated Debt Costs                       | -                 | -                 | 1,600,000                    | 2,400,000                     | 800,000                             | 50.00%                             | 12.72%         |
| Callable Bond - Beach Preservation S.O. Bond | -                 | -                 | -                            | 7,495,000                     | 7,495,000                           | 100.00%                            | 39.73%         |
| Total Expenditures                           | \$ 19,362,930     | \$ 15,820,583     | \$ 16,700,000                | \$ 18,864,083                 | \$ 2,164,083                        | 12.96%                             | 100.00%        |

➤➤ Town Council may consider new debt after the FY 2026 Consolidated Budget is adopted. Anticipated Debt Costs of \$2,400,000 provides interest costs of new proposed debt to access the surplus Debt Service Fund balance.





# FY 2026 DEBT SERVICE FUND BUDGET HIGHLIGHTS-\$18,864,083

- ✓ Debt Service Property Tax Reduced from 5.5 mills to 5.1 mills in FY26
- ✓ \$116.1m in debt reduction from FY18 to FY25
- ✓ An additional \$14.8m debt reduction is planned in FY26
- ✓ The Series 2017B Special Obligation Bond (Beach Preservation Fee Pledge) is callable on August 1, 2025. The payment of the remaining balance is included in the FY26 Budget (\$7.495 million), in addition to the regular FY26 payments (\$3.9 million)
- ✓ Beach Renourishment is currently budgeted at 100% cash. A bond issue may be considered after budget is adopted
- ✓ The Debt Service Fund Balance currently has a \$14.8m surplus. A short-term bond issue may be considered to draw these funds in FY26
- ✓ Bonds issued after Hurricane Matthew to reinstate the Disaster Fund have been fully repaid
- ✓ The Town continues to improve its financial position and capacity by steadily decreasing debt, increasing reserves, and increasing assessed values
- ✓ Stormwater bonds are paid through the Stormwater Fund



# FY 2026 CONSOLIDATED BUDGET OVERVIEW

## SIX MAJOR FUNDS



General Fund

Capital Improvements Project Fund



Debt Service Fund

Stormwater Utility Fund



Gullah Geechee Historic Neighborhoods  
Community Development Corporation Fund

Housing Fund



# STORMWATER UTILITY FUND

- ✓ This fund is used to account for and report the costs associated with the management, construction, maintenance, protections, control, regulation, use and enhancement of stormwater systems and programs within the Town limits.
- ✓ The primary source of revenue is stormwater utility fees.







# FY 2026 PROPOSED STORMWATER UTILITY FUND BUDGET EXPENDITURES

|                                                        | FY2023<br>Actual    | FY2024<br>Actual    | FY2025<br>Revised<br>Budget | FY2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of Budget    |
|--------------------------------------------------------|---------------------|---------------------|-----------------------------|------------------------------|-------------------------------------|------------------------------------|----------------|
| Salaries & Benefits                                    | \$ 556,582          | \$ 750,240          | \$ 842,381                  | \$ 916,066                   | \$ 73,685                           | 8.75%                              | 9.27%          |
| Operating                                              | 134,289             | 156,316             | 198,570                     | 190,480                      | (8,090)                             | -4.07%                             | 2.19%          |
| Monitoring                                             | 109,225             | 97,814              | 194,000                     | 110,000                      | (84,000)                            | -43.30%                            | 2.14%          |
| Inventory & Modeling / Analysis                        | 644                 | 100,905             | 680,432                     | 790,000                      | 109,568                             | 16.10%                             | 7.49%          |
| POA Systems Corrective Maintenance                     | 464,917             | 487,335             | 1,597,253                   | -                            | (1,597,253)                         | -100.00%                           | 17.59%         |
| Public Systems Corrective Maintenance                  | 174,444             | 633,149             | 735,057                     | -                            | (735,057)                           | -100.00%                           | 8.09%          |
| Routine Maintenance & Contingency                      | 179,519             | 467,674             | 1,228,595                   | 735,000                      | (493,595)                           | -40.18%                            | 13.53%         |
| Pump Station Maintenance                               | 168,793             | 312,765             | 1,050,277                   | 555,000                      | (495,277)                           | -47.16%                            | 11.56%         |
| Stormwater Depreciation, Amortization, Interest & Fees | 1,175,084           | 1,159,011           | 1,248,574                   | 1,142,851                    | (105,723)                           | -8.47%                             | 13.75%         |
| Transfers Out:                                         |                     |                     |                             |                              |                                     | 0.00%                              |                |
| General Fund                                           | 125,000             | 125,000             | 125,000                     | 350,000                      | 225,000                             | 180.00%                            | 1.38%          |
| CIP Stormwater Program                                 | -                   | 860,000             | 1,182,552                   | 6,350,880                    | 5,168,328                           | 437.05%                            | 13.02%         |
| <b>Total Expenditures &amp; Transfers Out</b>          | <b>\$ 3,088,497</b> | <b>\$ 5,150,209</b> | <b>\$ 9,082,691</b>         | <b>\$ 11,140,277</b>         | <b>\$ 2,057,586</b>                 | <b>22.65%</b>                      | <b>100.00%</b> |

» Stormwater Corrective Maintenance and Improvement projects, Stormwater Maintenance Agreement projects, and Water Level / Weather Monitoring are included in the CIP Stormwater Program in FY26.



# FY 2026 PROPOSED STORMWATER UTILITY FUND BUDGET REVENUES

|                         | FY 2023<br>Actual   | FY 2024<br>Actual   | FY 2025<br>Revised<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of Budget    |
|-------------------------|---------------------|---------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|----------------|
| Stormwater Utility Fees | \$ 5,066,598        | \$ 5,275,035        | \$ 5,067,000                 | \$ 5,275,035                  | \$ 208,035                          | 4.11%                              | 47.35%         |
| Prior Year Funds        | -                   | -                   | 3,753,271                    | 5,592,662                     | 1,839,391                           | 49.01%                             | 50.20%         |
| Investment Income       | 169,769             | 328,692             | 150,000                      | 150,000                       | -                                   | 0.00%                              | 1.35%          |
| Plan Review Fees        | -                   | 122,580             | 112,420                      | 122,580                       | 10,160.0                            | 9.04%                              | 1.10%          |
| Transfers In:           |                     |                     |                              |                               |                                     | 0.00%                              |                |
| State ATAX              | 490,000             | -                   | -                            | -                             | -                                   | 0.00%                              | 0.00%          |
| <b>Total Revenues</b>   | <b>\$ 5,236,367</b> | <b>\$ 5,726,307</b> | <b>\$ 9,082,691</b>          | <b>\$ 11,140,277</b>          | <b>\$ 2,057,586</b>                 | <b>22.65%</b>                      | <b>100.00%</b> |

» Prior year funds are expected one-time carryforward amounts for one-time uses.  
The Stormwater Fund will continue to have a healthy fund balance after using the budgeted prior year funds.



# FY 2026 CONSOLIDATED BUDGET OVERVIEW

## SIX MAJOR FUNDS



General Fund

Capital Improvements Program Fund



Debt Service Fund

Stormwater Utility Fund



Gullah Geechee Historic Neighborhoods  
Community Development Corporation Fund

Housing Fund





# GULLAH GEECHEE HISTORIC NEIGHBORHOODS COMMUNITY DEVELOPMENT CORPORATION (GGHNCDC) FUND

- ✓ This is a new fund as of mid Fiscal Year 2023. This fund is used to account for and report the costs associated with the actions of the Corporation to protect the Town's historic and culturally sensitive neighborhoods.
- ✓ The focus of the Corporation is to enhance the quality of life for community residents; encourage entrepreneurialism; prevent gentrification; assist in business attraction, expansion, and retention; provide land planning and development assistance; pursue affordable housing opportunities; identify infrastructure needs; and provide critical financial opportunities.
- ✓ The primary sources of revenue are State and County Grants.







# FY 2026 PROPOSED GGHNCDC FUND BUDGET REVENUES

|                                    | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Adopted<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of Budget |
|------------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|-------------|
| South Carolina Grant               | \$ 5,000,000      | \$ -              | \$ -                         | \$ -                          | \$ -                                | 0.00%                              | 0.00%       |
| Beaufort County Grant              | 500,000           | -                 | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| Prior Year Grant - South Carolina  | -                 | -                 | 5,000,000                    | 2,945,169                     | (2,054,831)                         | -41.10%                            | 89.61%      |
| Prior Year Grant - Beaufort County | -                 | -                 | 216,434                      | 216,434                       | -                                   | 0.00%                              | 6.59%       |
| Investment Income                  | 72,375            | 275,478           | 125,000                      | 125,000                       | -                                   | 0.00%                              | 3.80%       |
| Total Revenues                     | \$ 5,572,375      | \$ 275,478        | \$ 5,341,434                 | \$ 3,286,603                  | \$ (2,054,831)                      | -38.47%                            | 100.00%     |



# FY 2026 PROPOSED GGHNCDC FUND BUDGET EXPENDITURES

|                                   | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Adopted<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of Budget |
|-----------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|-------------|
| Salaries & Benefits               | \$ -              | \$ 125,464        | \$ 200,376                   | \$ 212,801                    | \$ 12,425                           | 6.20%                              | 6.47%       |
| Operating Expenses                | 156,815           | 3,678             | 65,125                       | 39,592                        | (25,533)                            | -39.21%                            | 1.20%       |
| Professional Services             | -                 | -                 | 310,000                      | 204,210                       | (105,790)                           | -34.13%                            | 6.21%       |
| Grants & Incentives Loans         | -                 | -                 | 1,500,000                    | 1,500,000                     | -                                   | 0.00%                              | 45.64%      |
| Capital Outlay & Land Acquisition | -                 | -                 | 1,250,000                    | 1,250,000                     | -                                   | 0.00%                              | 38.03%      |
| Project Expenses & Contingency    | -                 | -                 | 80,000                       | 80,000                        | -                                   | 0.00%                              | 2.43%       |
| Total Expenditures                | \$ 156,815        | \$ 129,142        | \$ 3,405,501                 | \$ 3,286,603                  | \$ (118,898)                        | -3.49%                             | 100.00%     |





# FY 2026 GGHNCDC FUND BUDGET REVENUES HIGHLIGHTS-\$3,286,603

- ✓ Budget endorsed by the Board of Directors in March 2025
- ✓ Salaries & Benefits - \$213k - 6% increase (\$12k)
  - Includes increases for up to 4% performance-based pay, medical insurance premiums, life insurance, and workers compensation
- ✓ Operating - \$39k - 39% decrease (\$25k)
  - Reduction of general operating expenses
- ✓ Professional Services - \$204k - 34% decrease (\$105.8k)
  - Wayfinding Application - Phase II
  - Includes development of technology and signage
  - Legal Services
  - Services for property owners in the William Hilton Parkway Corridor that have been impacted by the highway development project
  - Land appraisals to support the evaluation of property for purchase by the CDC, or the evaluation of property on behalf of family members in the William Hilton Parkway Corridor
  - Architectural, Engineering and Construction Services
  - Design and permitting services for renovation or construction of CDC headquarters
  - Lowcountry Gullah Consulting Services







# FY 2026 GGHNCDC FUND BUDGET EXPENDITURES HIGHLIGHTS-\$3,286,603

- ✓ Grants and Incentive Loans - \$1.5m (no change from FY25 Budget)
  - Loans to support the development of land in culturally sensitive communities
  - Small business Development
    - Implement the second series of Money Talks financial education workshops
    - Launch small business lending. Goal: \$500k to lend to businesses in historic neighborhoods in support of business growth and development (in the range of \$5k to \$50k, pending final legal review)
    - Real Estate lending. Goal: \$1 million to lend in support of landowners lacking access to traditional forms of capital in the historic neighborhoods (pending final legal review)
- ✓ Capital Outlay and Land Acquisition - \$1.2m (no change from FY25 Budget)
  - Purchase of site for development of CDC main office
- ✓ Project Expenses and Contingency - \$80k (no change from FY25 Budget)
  - General Contingency – to support unforeseen costs of development of main office and other projects







# FY 2026 CONSOLIDATED BUDGET OVERVIEW

## SIX MAJOR FUNDS



General Fund

Capital Improvements Program Fund



Debt Service Fund

Stormwater Utility Fund



Gullah Geechee Historic Neighborhoods  
Community Development Corporation Fund

Housing Fund





# HOUSING FUND

- ✓ This is a new fund as of Fiscal Year 2024. This fund is used to account for and report the costs associated with the development, implementation, and delivery of the strategies and tactics identified within the Town's adopted Workforce Housing Framework.
- ✓ The current sources of revenue are transfers from the State Accommodations Tax Fund, and ARPA funding.







# FY 2026 PROPOSED HOUSING FUND BUDGET REVENUES

|                                             | FY 2024<br>Actual | FY 2025<br>Adopted<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of Budget |
|---------------------------------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|-------------|
| Transfer from General Fund                  | \$ 2,000,000      | \$ -                         | \$ 197,049                    | \$ 197,049                          | 100.00%                            | 4.95%       |
| Transfer from Capital Projects              | 350,000           | -                            | -                             | -                                   | 0.00%                              | 0.00%       |
| Transfer from State ATAX/Prior Year Funds   | -                 | 1,000,000                    | 1,000,000                     | -                                   | 0.00%                              | 25.14%      |
| Transfer from General Fund/Prior Year Funds | -                 | 2,000,000                    | 1,781,088                     | (218,912)                           | -10.95%                            | 44.77%      |
| Prior Year Funds from ARPA                  | -                 | 1,000,000                    | 1,000,000                     | -                                   | 0.00%                              | 25.14%      |
| Total Revenues                              | \$ 2,350,000      | \$ 4,000,000                 | \$ 3,978,137                  | \$ (21,863)                         | -0.55%                             | 100.00%     |





# FY 2026 PROPOSED HOUSING FUND BUDGET EXPENDITURES

|                                        | FY 2024<br>Actual | FY 2025<br>Adopted<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to<br>FY25 Budget<br>\$ Change | FY26 to<br>FY25 Budget<br>% Change | % of<br>Budget |
|----------------------------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|----------------|
| Northpoint Public Private Partnership  | \$ 90,775         | \$ 1,000,000                 | \$ 1,000,000                  | \$ -                                | 0.00%                              | 25.14%         |
| Muddy Creek Neighborhood Stabilization | -                 | 1,500,000                    | 1,500,000                     | -                                   | 0.00%                              | 37.71%         |
| Bryant Road Public Private Partnership | -                 | 1,000,000                    | 1,000,000                     | -                                   | 0.00%                              | 25.14%         |
| Beaufort Jasper Housing Trust Dues     | -                 | 89,206                       | 181,088                       | 91,882                              | 103.00%                            | 4.55%          |
| Housing Program Personnel              | -                 | -                            | 194,332                       | 194,332                             | 100.00%                            | 4.89%          |
| Housing Program Operating              | 110,748           | 410,794                      | 102,717                       | (308,077)                           | -75.00%                            | 2.58%          |
| Total Expenditures                     | \$ 201,523        | \$ 4,000,000                 | \$ 3,978,137                  | \$ (21,863)                         | -0.55%                             | 100.00%        |

# FY 2026 HOUSING FUND BUDGET EXPENDITURES HIGHLIGHTS-\$3,978,137

- ✓ Supports the execute of the Northpoint Public-Private Partnership Ground Lease for delivery of the project (\$1.0m)
- ✓ Implements Muddy Creek Neighborhood Stabilization Plan (\$1.5m)
  - Infrastructure improvements for roads, water, sewer, stormwater, lighting, landscaping, signage, broadband, etc.
- ✓ Supports RFQ/RFP for Bryant Road Public-Private Partnership and related infrastructure improvements (\$1.0m)
- ✓ Supports Workforce Housing Salaries & Benefits (\$194k)
  - Personnel moving from the General Fund in FY26
- ✓ Supports Workforce Housing Operating (\$102k)
  - Public-Private Partnership legal services (\$50k)
  - Housing Dashboard and Housing Market Studies (\$50k)
  - Housing Operating Costs (\$2k)
- ✓ Provides Beaufort Jasper Housing Trust Dues for Year 3 & 4 – (\$181k)







# FY 2026 PROPOSED RESERVE POLICIES





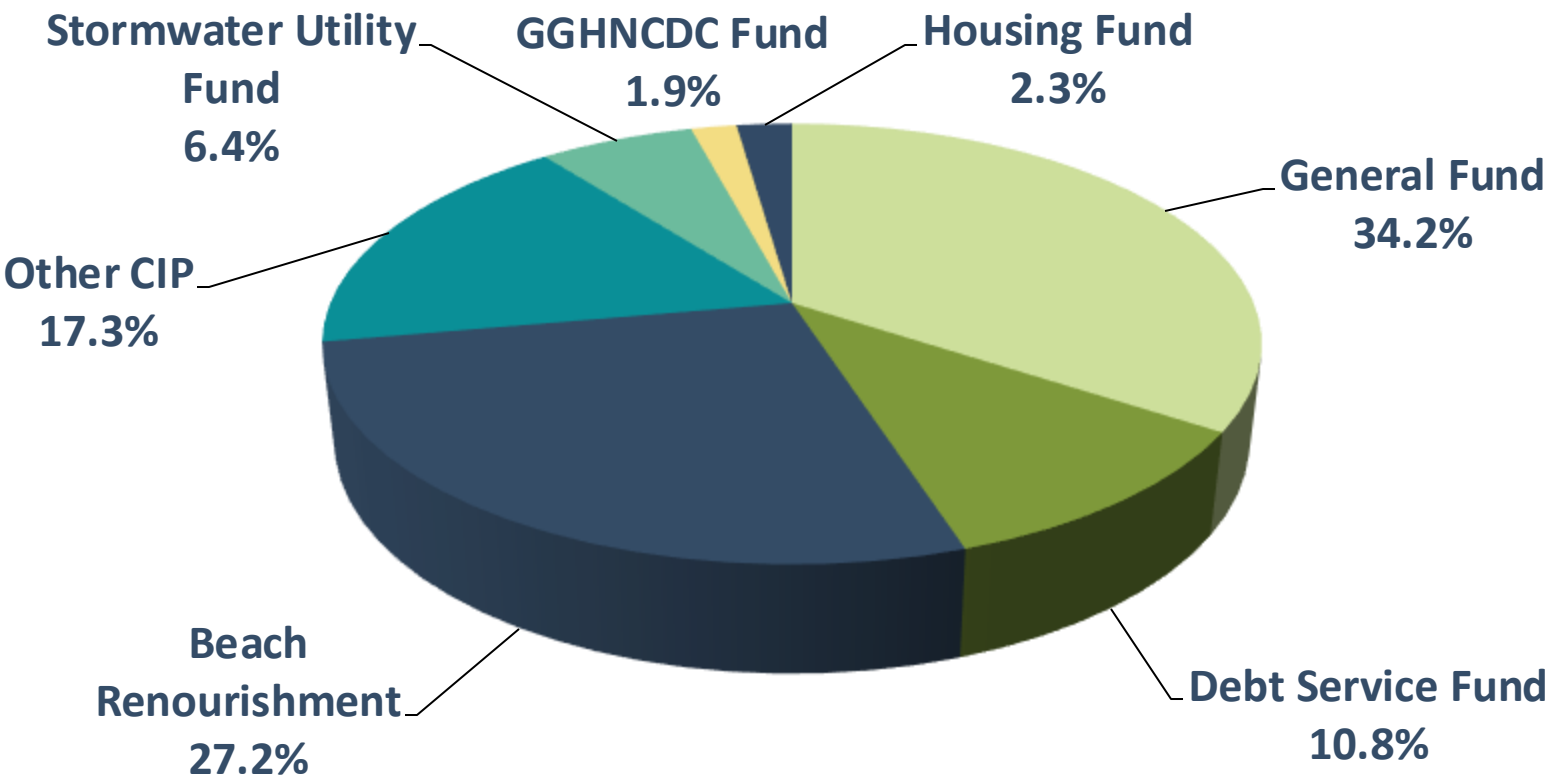
# FY 2026 PROPOSED RESERVE POLICIES

|                                | Current<br>Balance as of<br>3/31/25 | Current<br>Reserve Policy | Proposed<br>Minimum<br>Balance Policy | Calculation<br>Factor | Proposed Reserve Policy     |
|--------------------------------|-------------------------------------|---------------------------|---------------------------------------|-----------------------|-----------------------------|
| <b>Operating Funds:</b>        |                                     |                           |                                       |                       |                             |
| General                        | \$ 47,494,233                       | 40% - 55%                 | 40% - 55%                             |                       | Keep Current Policy         |
| Housing Fund                   | 3,014,393                           | -                         | -                                     |                       | No Minimum Balance          |
| GGHNCDC Fund                   | 5,542,619                           | -                         | -                                     |                       | No Minimum Balance          |
| Stormwater                     | 16,697,296                          | -                         | 5,000,000                             | 12 months             | Establish a Minimum Balance |
| Firemens 1 %Fund               | 82,023                              | -                         | -                                     |                       | No Minimum Balance          |
| Subtotal Operating Funds       | \$ 72,830,563                       |                           |                                       |                       |                             |
| <b>Capital Funds:</b>          |                                     |                           |                                       |                       |                             |
| Capital Projects               | \$ 9,576,486                        | -                         | -                                     |                       | No Minimum Balance          |
| Road Usage Fee                 | 2,268,670                           | -                         | -                                     |                       | No Minimum Balance          |
| Subtotal Capital Funds         | \$ 11,845,156                       |                           |                                       |                       |                             |
| <b>Special Purpose Funds:</b>  |                                     |                           |                                       |                       |                             |
| TIF                            | \$ 11,106,751                       | -                         | -                                     |                       | No Minimum Balance          |
| State ATAX                     | 9,006,265                           | -                         | -                                     |                       | Consider a Minimum Balance  |
| Real Estate Transfer Fee       | 11,272,918                          | 1,000,000                 | 1,000,000                             |                       | Keep Current Policy         |
| Beach Preservation Fee         | 45,569,274                          | 12,000,000                | 20,000,000                            | 18 months             | Increase Minimum Balance    |
| Hospitality Tax                | 24,798,668                          | -                         | 5,000,000                             | 6 months              | Establish a Minimum Balance |
| Short-Term Rental Fee          | 172,653                             | -                         | -                                     |                       | No Minimum Balance          |
| Debt Service                   | 14,813,963                          | -                         | -                                     |                       | No Minimum Balance          |
| Natural Disasters              | 37,010,550                          | 20,000,000                | 36,000,000                            |                       | Increase Minimum Balance    |
| Operating Grants               | 402,302                             | -                         | -                                     |                       | No Minimum Balance          |
| Home Grant                     | 12,127                              | -                         | -                                     |                       | No Minimum Balance          |
| Subtotal Special Purpose Funds | \$ 154,165,472                      |                           |                                       |                       |                             |
| Grand Total Fund Balance:      | \$ 238,841,191                      |                           |                                       |                       |                             |

Calculation Factor is based on prior year annual revenues



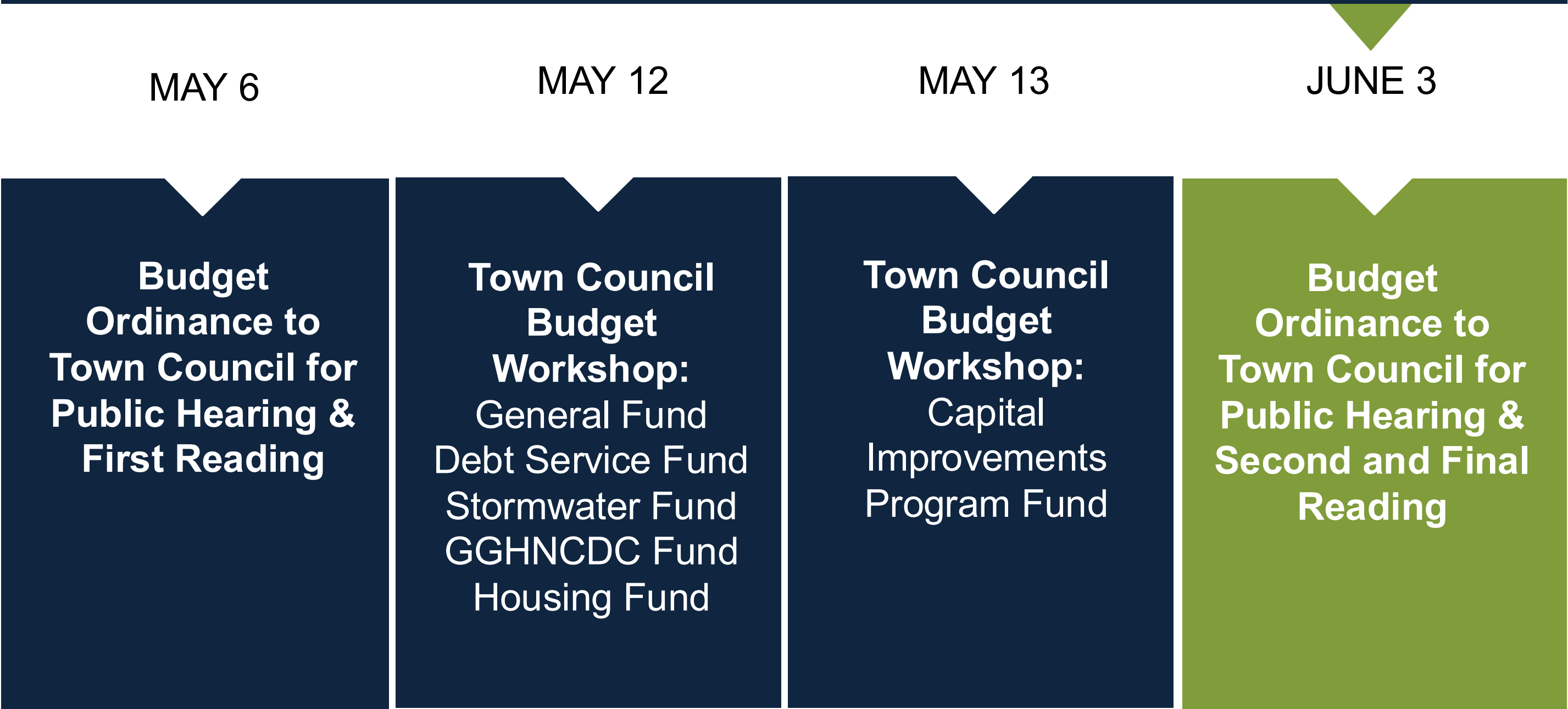
# FY 2026 PROPOSED CONSOLIDATED BUDGET



|                                   | FY 2023<br>Actual | FY 2024<br>Actual | FY 2025<br>Revised<br>Budget | FY 2026<br>Proposed<br>Budget | FY26 to FY25<br>Budget<br>\$ Change | FY26 to FY25<br>Budget<br>% Change |
|-----------------------------------|-------------------|-------------------|------------------------------|-------------------------------|-------------------------------------|------------------------------------|
| Expenditures                      |                   |                   |                              |                               |                                     |                                    |
| General Fund                      | \$ 48,108,322     | \$ 57,822,970     | \$ 62,546,927                | \$ 59,754,870                 | \$ (2,792,057)                      | -4.46%                             |
| Debt Service Fund                 | 19,362,930        | 15,820,581        | 16,700,000                   | 18,864,083                    | 2,164,083                           | 12.96%                             |
| Capital Improvements Program Fund |                   |                   |                              |                               |                                     |                                    |
| Beach Renourishment               | -                 | -                 | 16,500,000                   | 47,500,000                    | 31,000,000                          | 187.88%                            |
| Other CIP                         | 20,822,285        | 27,398,738        | 72,220,703                   | 30,187,380                    | (42,033,323)                        | -58.20%                            |
| Stormwater Utility Fund           | 3,088,497         | 5,150,208         | 9,082,691                    | 11,140,277                    | 2,057,586                           | 22.65%                             |
| GGHNCDC Fund                      | 156,815           | 129,142           | 3,405,501                    | 3,286,603                     | (118,898)                           | -3.49%                             |
| Housing Fund                      | -                 | 201,523           | 4,000,000                    | 3,978,137                     | (21,863)                            | -0.55%                             |
| Consolidated Budget               | \$ 91,538,849     | \$ 106,523,162    | \$ 184,455,822               | \$ 174,711,350                | \$ (9,744,472)                      | -5.28%                             |



# FY 2026 CONSOLIDATED BUDGET REVIEW & APPROVAL PROCESS







# THANK YOU





# TOWN OF HILTON HEAD ISLAND

## *Town Council*

**TO:** Town Council  
**FROM:** Shawn Colin, Assistant Town Manager of Strategic Initiatives  
**CC:** Marc Orlando, Town Manager, ICMA-CM  
Curtis Coltrane, Town Attorney  
**DATE:** June 3, 2025  
**SUBJECT:** Consideration of a Resolution Authorizing Naming the Multipurpose Pathway and Boardwalk Extending from the Northeast Corner of Shelter Cove Community Park Running Along the Marshes of Broad Creek and Ending at the Trailhead located at 69 Shelter Cove Lane in Honor of Frank Babel

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### **RECOMMENDATION:**

Consideration of a Resolution Authorizing Naming the Multipurpose Pathway and Boardwalk Extending from the Northeast Corner of Shelter Cove Community Park Running Along the Marshes of Broad Creek and Ending at the Trailhead located at 69 Shelter Cove Lane in Honor of Frank Babel.

### **BACKGROUND:**

Frank Babel has long been a leading community advocate for safe, accessible, and inclusive pedestrian and bicycle infrastructure on Hilton Head Island. His work has been instrumental in shaping the Island's reputation as a national model for active transportation and healthy, connected communities.

Mr. Babel's contributions have focused on:

- Promoting bicycle education and safety;
- Enhancing pathway access and experiences for residents, visitors, and individuals of all ages and abilities;
- Advancing community health and environmental sustainability through active mobility; and
- Supporting a strategic vision of connectivity and inclusion.

Because of his efforts, Hilton Head Island was designated a Gold-Level Bicycle Friendly Community by the League of American Bicyclists—the only community in South Carolina with this distinction and one of only a handful of communities east of the Mississippi River to achieve such recognition.

The designated pathway and boardwalk segment, from the northeast corner of Shelter Cove Community Park to the Trail Head located at 69 Shelter Cove Lane, exemplifies the kind of infrastructure Mr. Babel has championed throughout his years of service.

Naming this high-visibility and well-used segment of the Island's pathway system in honor of Frank Babel reflects his deep commitment to making Hilton Head Island a safer, more inclusive, and more connected community. It also aligns with the Town's values and vision for quality of life, sustainability, and strategic investment in public infrastructure.

In addition to the attached Resolution, the following items will be coordinated:

- The fabrication and installation of commemorative signage; and
- A dedication ceremony to be held on-site along the pathway in the coming weeks, to recognize Mr. Babel's contributions and formally unveil the naming.

### **CONCLUSION:**

Frank Babel's sustained advocacy has helped shape Hilton Head Island into a nationally recognized, bicycle-friendly community. Dedication the Shelter Cove Pathway and Boardwalk in his honor is a fitting and lasting tribute to his leadership, vision, and service.

### **ATTACHMENTS:**

1. Draft Resolution



## **THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AUTHORIZING NAMING THE MULTI-PURPOSE PATHWAY AND BOARDWALK EXTENDING FROM THE NORTHEAST CORNER OF SHELTER COVE COMMUNITY PARK, RUNNING ALONG THE MARSHES OF BROAD CREEK, AND ENDING AT THE TRAIL HEAD LOCATED AT 69 SHELTER COVE LANE IN HONOR OF FRANK BABEL.**

WHEREAS, Frank Babel has been a tireless advocate and visionary leader in the promotion of cycling, pedestrian connectivity, and pathway development throughout the Town of Hilton Head Island; and

WHEREAS, Mr. Babel has served as a passionate activist for advancing bicycle education, promoting safety, and enhancing pathway experiences for the benefit of residents, visitors, and people of all ages and abilities; and

WHEREAS, through his leadership, volunteerism, and unwavering commitment, Frank Babel has elevated the Town's vision for a connected and inclusive community, where pathways serve not only as transportation corridors but as vital public spaces that foster health, recreation, and environmental stewardship; and

WHEREAS, his efforts were instrumental in Hilton Head Island being recognized as a Gold-Level Bicycle Friendly Community by the League of American Bicyclists—an honor held by only a few communities east of the Mississippi River—further distinguishing the Island as a national leader in cycling infrastructure, safety, and community engagement; and

WHEREAS, the pathway and boardwalk extending from the northeast corner of Shelter Cove Community Park to the Trail Head located at 69 Shelter Cove Lane reflect

the principles Frank Babel has long championed—safe, scenic, and accessible infrastructure that connects our Island and enhances quality of life; and

WHEREAS, the Town of Hilton Head Island desires to honor Frank Babel's extraordinary contributions, enduring impact, and legacy of service by dedicating and naming this important segment of the public pathway system in his name.

**NOW, THEREFORE, BE IT, AND IT HEREBY IS, RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA:**

- (a) That the Shelter Cove Pathway and Boardwalk, extending from the northeast corner of Shelter Cove Community Park to the Trail Head located at 69 Shelter Cove Lane, shall be named the "Frank Babel Pathway and Boardwalk", in lasting recognition of his exemplary service and steadfast commitment to bicycle education, safety, and accessibility for all.
- (b) The Town Manager is authorized to take all actions necessary to give effect to this Resolution.

**MOVED, APPROVED, AND ADOPTED THIS \_\_\_\_ DAY OF JUNE, 2025.**

**TOWN OF HILTON HEAD ISLAND,  
SOUTH CAROLINA**

**By:** \_\_\_\_\_  
Alan R. Perry, Mayor

**ATTEST:**

\_\_\_\_\_  
Kimberly Gammon, Town Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Curtis L. Coltrane, Town Attorney

Introduced by Council Member: \_\_\_\_\_





# TOWN OF HILTON HEAD ISLAND

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## TOWN COUNCIL

**TO:** Town Council  
**FROM:** Shawn Colin, Assistant Town Manager of Strategic Initiatives  
**CC:** Marc Orlando, Town Manager, ICMA-CM  
Curtis Coltrane, Town Attorney  
**DATE:** June 3, 2025  
**SUBJECT:** Consideration of an Ordinance of the Town Council of the Town of Hilton Head Island to Amend Municipal Code Section 8-11-211(8) to Restrict Animals from an Area of the Town's Defined Beach near Fish Haul Creek – Second Reading

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### **RECOMMENDATION:**

Consideration of an Ordinance of the Town Council of the Town of Hilton Head Island to Amend Municipal Code Section 8-11-211(8) to Restrict Animals from an Area of the Town's Defined Beach near Fish Haul Creek

Town Council approved unanimously at First Reading. No changes have been made since First Reading.

### **BACKGROUND:**

The Town of Hilton Head Island has a longstanding policy of periodic nourishment and renourishment of its Atlantic Ocean beaches to maintain beach width, provide a stable recreational area, and protect the critical coastal flora and fauna. Since 1990, the Town has completed three major beach nourishment projects, and a fourth is scheduled for 2025 (the "2025 Project").

As part of the 2025 Project, the Town must obtain permits from the United States Army Corps of Engineers and the South Carolina Department of Environmental Services. These permits, which are essential to commence and complete the beach nourishment efforts, impose specific requirements, including the prohibition of dogs in certain areas of the beach year-round to prevent disturbances to shorebirds and other wildlife.

On February 4, 2025, the Town Council adopted a resolution authorizing the following:

1. The Town Manager is hereby authorized to execute and accept the permits issued by the United States Army Corps of Engineers and the South Carolina Department of Environmental Services.
2. The Town Manager is hereby authorized to take all actions as may be necessary to comply with any conditions set out in the permits issued by the United States

Army Corps of Engineers and the South Carolina Department of Environmental Services.

3. The Town Manager is directed to bring forward a text amendment to Section 8-1-211 of the Municipal Code of the Town of Hilton Head Island for the purpose of implementing a year-round ban on dogs in areas along the outfall of Fish Haul Creek, as shown as the "Animal Prohibited Area" a copy of which is attached as Exhibit "A" to the Ordinance.

Currently, Hilton Head Island Code Section 8-1-211(8) regulates the presence of dogs on the beaches, specifying times and locations where dogs are allowed, as well as handling requirements. In order to comply with the conditions of the permits, an amendment to this section of the Code, as outlined below and in the attached Ordinance, is necessary to prohibit dogs from certain defined beach areas year-round. Text with underline is additions and text with strikethrough are deletions.

**Sec. 8-2-211. Unlawful activities enumerated. Prohibited and Regulated Activities on the Beach.**

8) — ~~*Animals.* Except as provided herein, no person shall bring or allow any dog, or any other animal on the beach that is not at all times on a leash between the hours of 10:00 a.m. and 5:00 p.m. from April 1st through the Thursday before Memorial Day weekend and from the Tuesday after Labor Day weekend through September 30th. No person shall bring or allow any dog, or any other animal, on the beach between the hours of 10:00 a.m. and 5:00 p.m. from the Friday before Memorial Day weekend through the Monday of Labor Day weekend. No person shall bring or allow any dog or any other animal on the beach that is not on a leash or under positive voice control of the responsible person between 5:00 p.m. and 10:00 a.m. from April 1st through September 30th. No person shall bring or allow any dog or any other animal on the beach that is not on a leash or under positive voice control at any hour from October 1st through March 31st. Any violation of the provisions hereof may result in the owner of the animal being charged with a misdemeanor and the animal being seized by the appropriate animal control officer or law enforcement officer.~~

~~No person shall permit any excrement from any animal under that person's control to remain on the beach but shall dispose of same in a sanitary manner.~~

~~From April 1st through the Thursday before Memorial Day weekend and from the Tuesday after Labor Day weekend through September 30th of each year, dogs or any other animal, other than seeing-eye dogs, shall not be allowed in any designated swimming area unless on a leash and walking through the area between 10:00 a.m. and 5:00 p.m.~~

**(8) Animals on the Beach.**

- (a) Except in the Prohibited Areas described in Subsection (2) below, animals are allowed on the Beach only as stated below:
- (i) From October 1 through the following March 31, animals that are either on a leash or under the positive voice control of the person responsible for the animal are allowed on the Beach;
  - (ii) From April 1 through the Thursday before Memorial Day, animals that are leashed are allowed on the Beach between the hours of 10:00, A. M., and 5:00, P. M., and at all other times, animals, other than seeing-eye dogs are allowed on the Beach that are either on a leash or under the positive voice control of the person responsible for the animal;
  - (iii) From the Friday before Memorial Day weekend through the Monday of Labor Day weekend, animals are prohibited on the Beach between the hours of 10:00, A. M., and 5:00, P. M., and at all other times, animals are allowed on the Beach that are either on a leash or under the positive voice control of the person responsible for the animal;
  - (iv) From the Tuesday following Labor Day through October 31, animals that are leashed are allowed on the Beach between the hours of 1:00, A. M., and 5:00, P. M., and at all other times, animals are allowed on the Beach that are either on a leash or under the positive voice control of the person responsible for the animal.
- (b) Prohibited Areas.
- (i) Animal Prohibited Areas. No person shall bring or allow any dog or any other animal on the designated Animal Prohibited area of the Beach. Dogs and other animals are prohibited year-round at all times from entering or being brought into or on any Animal Prohibited Area. The boundaries of Animal Prohibited Areas shall be identified by signage stating, "Animals Prohibited Area".
    - (1) The area of the Beach shown and described on the drawing in Subsection (c) below is designated as an Animal Prohibited Area.
    - (2) The Town Manager is hereby authorized to take all actions as may be necessary to comply with the Hilton Head Island Code of Ordinances to designate the aforementioned area a Animal Prohibited Area, including the erection of the required signage.



(c) Map of Animal Prohibited Area.

- (d) Animal Excrement. No person who is responsible for an animal on the beach shall permit any excrement from the animal to remain on the beach, and that person shall immediately remove and dispose of the same in a sanitary manner.
- e) Penalty for Violation. Any owner or person responsible for an animal who violates any provision of this ordinance, shall, upon conviction, be subject to the penalty set out in § 1-5-10. In addition, the animal may be seized by the appropriate, code enforcement officers, animal control officer or law enforcement officer.

**SUMMARY:**

To move forward with the 2025 Beach Nourishment Project, the Town must secure the necessary permits from the United States Army Corps of Engineers and the South Carolina Department of Environmental Services. These permits require specific modifications to the Town's regulations on the presence of dogs on the beaches to protect shorebirds and other wildlife from disturbances.

The proposed amendment to Hilton Head Island Code Section 8-1-211(8) will prohibit dogs from certain beach areas year-round. This amendment is critical for compliance with the permitting requirements and for the protection of the natural environment during the upcoming beach nourishment project. The Town Council's approval of this amendment will ensure that the Town remains in compliance with state and federal regulations and continues to support the health and stability of its beach ecosystem.

**ATTACHMENTS:**

1. Attachment A - Ordinance to Amend Municipal Code Section 8-11-211(8)
  - a. Exhibit A - Illustration of Animal Prohibited Areas per Permit Requirements
2. Resolution Authorizing the Town Manager to sign the Permits Required to Execute the Beach Renourishment – Adopted on February 4, 2025.

**AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA,  
AMENDING HILTON HEAD ISLAND CODE, SECTION 8-1-211(8) TO PROHIBIT ANIMALS  
FROM CERTAIN AREAS AND OTHER MATTERS RELATED THERETO**

**WHEREAS**, the Town of Hilton Head Island, South Carolina (the “Town”) has an adopted policy calling for the periodic nourishment and renourishment of the Atlantic Ocean Beaches on Hilton Head Island in order to maintain the width of the beaches, provide a stable natural area for recreation, and protect the beach critical area flora and fauna; and

**WHEREAS**, the Town has permitted and completed three major beach nourishment projects since 1990, and has scheduled the fourth major beach nourishment project to be permitted and completed in 2025 (the “2025 Project”);

**WHEREAS**, in order to commence and complete the 2025 Project, the Town must obtain permits from the United States Army Corps of Engineers and the South Carolina Department of Environmental Services; collectively hereinafter the “Permits”; and

**WHEREAS**, the Permits require that dogs and other animals be banned year-round from certain places along the beaches of Hilton Head Island due to the disturbance of shorebirds caused by the presence of dogs and other animals; and

**WHEREAS**, to comply with the Permits, § 8-1-211(8), *Municipal Code of the Town of Hilton Head Island, South Carolina* (1983), must be amended to prohibit dogs and other animals, year-round from certain areas along the beaches of Hilton Head Island to prevent disturbance of shorebirds; and

**WHEREAS**, other amendments to § 8-1-211(8), *Municipal Code of the Town of Hilton Head Island, South Carolina* (1983), to clarify the text; and,

**WHEREAS**, for the reasons stated above, the Town desires to amend § 8-1-211(8), *Municipal Code of the Town of Hilton Head Island, South Carolina* (1983) as shown on Exhibit “A” attached hereto and incorporated herein by reference, with added language illustrated with underline and deleted language illustrated with ~~strikethrough~~; and

**WHEREAS**, the Town Council for the Town of Hilton Head Island finds that the 2025 Beach Nourishment Project will benefit the Health, Safety and Welfare of the citizens, property owners and residents of the Town and also visitors to the Town, and it is also in the best interest of to amend § 8-1-211(8), *Municipal Code of the Town of Hilton Head Island, South Carolina* (1983), to comply with the Permits and to clarify the language.

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

1. *Amendment.* § 8-1-211(8), *Municipal Code of the Town of Hilton Head Island, South Carolina* (1983) is hereby amended as shown on Attachment A, with added language illustrated with underline and deleted language illustrated with ~~strikethrough~~.



ATTACHMENT 1

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.
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

ATTACHMENT A

Title 8 – Beaches, Waterways, Recreational Areas, and Arts  
Chapter 1 – Beaches  
Article 2 – Prohibited and Regulated Activities

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**Sec. 8-2-211. ~~Unlawful activities enumerated.~~ Prohibited and Regulated Activities on the Beach.**

8) ~~*Animals.* Except as provided herein, no person shall bring or allow any dog, or any other animal on the beach that is not at all times on a leash between the hours of 10:00 a.m. and 5:00 p.m. from April 1st through the Thursday before Memorial Day weekend and from the Tuesday after Labor Day weekend through September 30th. No person shall bring or allow any dog, or any other animal, on the beach between the hours of 10:00 a.m. and 5:00 p.m. from the Friday before Memorial Day weekend through the Monday of Labor Day weekend. No person shall bring or allow any dog or any other animal on the beach that is not on a leash or under positive voice control of the responsible person between 5:00 p.m. and 10:00 a.m. from April 1st through September 30th. No person shall bring or allow any dog or any other animal on the beach that is not on a leash or under positive voice control at any hour from October 1st through March 31st. Any violation of the provisions hereof may result in the owner of the animal being charged with a misdemeanor and the animal being seized by the appropriate animal control officer or law enforcement officer.~~

~~No person shall permit any excrement from any animal under that person's control to remain on the beach but shall dispose of same in a sanitary manner.~~

~~From April 1st through the Thursday before Memorial Day weekend and from the Tuesday after Labor Day weekend through September 30th of each year, dogs or any other animal, other than seeing-eye dogs, shall not be allowed in any designated swimming area unless on a leash and walking through the area between 10:00 a.m. and 5:00 p.m.~~

**(8) Animals on the Beach.**

- (a) Except in the Prohibited Areas described in Subsection (2) below, animals are allowed on the Beach only as stated below:
  - (i) From October 1 through the following March 31, animals that are either on a leash or under the positive voice control of the person responsible for the animal are allowed on the Beach;
  - (ii) From April 1 through the Thursday before Memorial Day, animals that are leashed are allowed on the Beach between the hours of 10:00, A. M., and 5:00, P. M., and at all other times, animals, other than seeing-eye dogs are allowed on the Beach that are either on a leash or under the positive voice control of the person responsible for the animal;
  - (iii) From the Friday before Memorial Day weekend through the Monday of Labor Day weekend, animals are prohibited on the Beach between the hours of 10:00, A. M., and 5:00, P. M., and at all other times, animals are allowed on the Beach that are either on a leash or under the positive voice control of the person responsible for the animal;
  - (iv) From the Tuesday following Labor Day through October 31, animals that are leashed are allowed on the Beach between the hours of 1:00, A. M., and 5:00, P. M., and at all other times, animals are allowed on the Beach that are either on a leash or under the positive voice control of the person responsible for the animal.
- (b) Prohibited Areas.

## ATTACHMENT 1

- (i) Animal Prohibited Areas. No person shall bring or allow any dog or any other animal on the designated Animal Prohibited area of the Beach. Dogs and other animals are prohibited year-round at all times from entering or being brought into or on any Animal Prohibited Area. The boundaries of Animal Prohibited Areas shall be identified by signage stating, “Animals Prohibited Area”.

- (1) The area of the Beach shown and described on the drawing in Subsection (c) below is designated as an Animal Prohibited Area.
- (2) The Town Manager is hereby authorized to take all actions as may be necessary to comply with the Hilton Head Island Code of Ordinances to designate the aforementioned area a Animal Prohibited Area, including the erection of the required signage.

- (c) Map of Animal Prohibited Area.



- (d) Animal Excrement. No person who is responsible for an animal on the beach shall permit any excrement from the animal to remain on the beach, and that person shall immediately remove and dispose of the same in a sanitary manner.
- e) Penalty for Violation. Any owner or person responsible for an animal who violates any provision of this ordinance, shall, upon conviction, be subject to the penalty set out in § 1-5-10. In addition, the animal may be seized by the appropriate, code enforcement officers, animal control officer or law enforcement officer.



**TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**

**A RESOLUTION OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AUTHORIZING THE TOWN MANAGER TO SIGN AND ACCEPT PERMITS ISSUED BY THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES FOR THE 2025 TOWN OF HILTON HEAD ISLAND BEACH NOURISHMENT PROJECT, AND TO TAKE SUCH ACTIONS ARE NECESSARY TO COMPLY WITH THE PERMITS AND TO BRING FORWARD AN AMENDMENT TO THE MUNICIPAL CODE TO COMPLY WITH A CONDITION OF THE PERMITS**

**WHEREAS**, the Town of Hilton Head Island, South Carolina (the "Town"), has an adopted policy calling for the periodic nourishment and renourishment of the Atlantic Beaches on Hilton Head Island; and

**WHEREAS**, the Town has permitted and completed three major beach nourishment projects since 1990, and has scheduled the fourth major beach nourishment project to be permitted and completed in 2025; and

**WHEREAS**, the Town's beach nourishment projects have maintained the width of the beaches on Hilton Head Island, providing a stable natural area for recreation and for the protection of property; and

**WHEREAS**, the Town's beach nourishment projects have also promoted the formation of sand dunes which protect property and provide habitat for beach and beach critical area flora and fauna; and

**WHEREAS**, the Town must obtain permits from the United States Army Corps of Engineers and the South Carolina Department of Environmental Services in order to commence and complete the 2025 beach nourishment project; and

**WHEREAS**, the Town has applied for the needed permits to authorize the 2025 Beach Nourishment Project; and

**WHEREAS**, a requirement of the permits to be issued by the United States Army Corps of Engineers and the South Carolina Department of Environmental Services is that on receipt the Town Manager must sign and accept the permits; and,

**WHEREAS**, on acceptance of the permits to be issued by the United States Army Corps of Engineers and the South Carolina Department of Environmental Services the conditions of the permits must be satisfied; and

**WHEREAS**, the Town Council finds that timely acceptance of the permits to be issued by the United States Army Corps of Engineers and the South Carolina Department of Environmental Services and compliance with the conditions stated in them is essential to the timeline for the commencement and completion of the 2025 beach nourishment project; and

**WHEREAS**, the Town Council finds that the timely the commencement and completion of the 2025 beach nourishment project will promote the health, safety and welfare of the citizens, residents, visitors, and property owners in the Town, and is in the best interest of the citizens, residents, visitors, and property owners in the Town.

**NOW THEREFORE, BE IT RESOLVED AND IT HEREBY IS RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA:**

1. The Town Manager is hereby authorized to execute and accept the permits issued by the United States Army Corps of Engineers and the South Carolina Department of Environmental Services.
2. The Town Manager is hereby authorized to take all actions as may be necessary to comply with any conditions set out in the permits issued by the United States Army Corps of Engineers and the South Carolina Department of Environmental Services.

3. The Town Manager is directed to bring forward a text amendment to § 8-1-211, *Municipal Code of the Town of Hilton Head Island, South Carolina* (1983), for the purpose of implementing a year-round ban on dogs in areas along the outfall of Fish Haul Creek shown on the Illustration of Revised Restricted Beach Areas dated January, 2025, a copy of which is attached hereto as Exhibit "A".

MOVED, APPROVED AND ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, ON THIS 4TH DAY OF FEBRUARY, 2025.

  
\_\_\_\_\_  
Alan R. Perry, Mayor

ATTEST:

  
\_\_\_\_\_  
Kimberly Gammon, Town Clerk

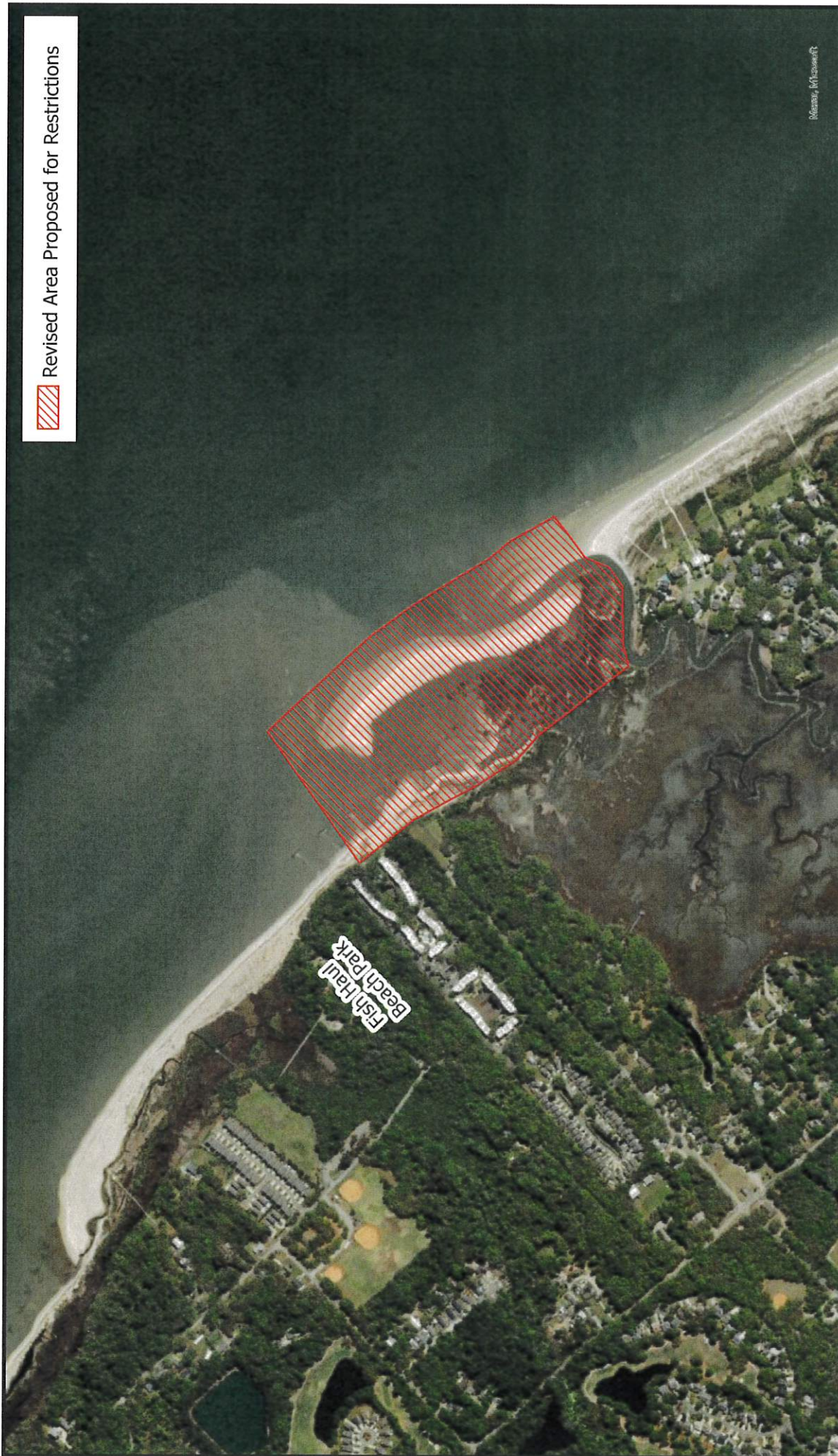
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Curtis L. Coltrane, Town Attorney



**EXHIBIT A TO RESOLUTION AUTHORIZING SIGNING AND  
ACCEPTANCE OF PERMITS FOR 2025 BEACH NOURISHMENT  
PROJECT**

Revised Area Proposed for Restrictions



**Town of Hilton Head Island**  
Beach Areas Restricted as a Condition of the Beach Renourishment Permit  
January 2025



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TOWN OF HILTON HEAD ISLAND  
HILTON HEAD ISLAND, S.C. 29928  
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# TOWN OF HILTON HEAD ISLAND

## *Town Council*

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**TO:** Town Council  
**FROM:** Shawn Colin, Assistant Town Manager  
**CC:** Marc Orlando, Town Manager  
Bob Bromage, Director of Public Safety  
Adriana Burnett, Finance Director  
**DATE:** June 3, 2025  
**SUBJECT:** Consideration of an Ordinance of the Town of Hilton Head Island, Amending the Municipal Code by Adding New Sections 1-5-11 and 1-5-12, Authorizing the Issuance of Administrative Citations and Fines; Amending Section 10-2-60 to Authorize Administrative Citations and Fines for Violations of Article 10, Chapter 2 of the Municipal Code; Amending Section 10-2-70 of the Municipal Code to Add Issuance of More Than 3 Administrative Citations in Twelve Months as Grounds for Suspension or Revocation of Short Term Rental Permit; to Add Section 12-3-101 to Authorize Administrative Citations and Fines for Violations of Article 12, Chapters 3 and 6; to Amend Section 12-3-117; to Amend Section 2-3-213; to Add Sections 12-6-100 and 12-6-101 to Authorize Administrative Citations and Fines for Violations of Article 12, Chapter 6; to Amend Section 12-6-111 to Add a Definition for Resident Beach Pass; to Amend Sections 12-6-113, 12-6-114, 12-6-115, 12-6-117 to Make Grammatical Changes; to Repeal Sections 12-6-119 and 12-6-120; and to Provide for Severability and Effective Date

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### **RECOMMENDATION:**

Consideration of an Ordinance of the Town of Hilton Head Island, Amending the Municipal Code by Adding New Sections 1-5-11 and 1-5-12, Authorizing the Issuance of Administrative Citations and Fines; Amending Section 10-2-60 to Authorize Administrative Citations and Fines for Violations of Article 10, Chapter 2 of the Municipal Code; Amending Section 10-2-70 of the Municipal Code to Add Issuance of More Than 5 Administrative Citations in Twelve Months as Grounds for Suspension or Revocation of Short Term Rental Permit; to Add Section 12-3-101 to Authorize Administrative Citations and Fines for Violations of Article 12, Chapters 3 and 6; to Amend Section 12-3-117; to Amend Section 2-3-213; to Add Sections 12-6-100 and 12-6-101 to Authorize Administrative Citations and Fines for Violations of Article 12, Chapter 6; to Amend Section 12-6-111 to Add a Definition for Resident Beach Pass; to Amend Sections 12-6-113, 12-6-114, 12-6-115, 12-6-117 to Make Grammatical Changes; to Repeal Sections 12-6-119 and 12-6-120; and to Provide for Severability and Effective Date.



The Finance and Administrative Committee recommended the Ordinance be advanced as drafted by a vote of 2-0 to Town Council for adoption.

On May 20, 2025, Town Council approved First Reading of the Ordinance by a vote of 7-0 with the following changes:

- Modify the third Whereas provision in the Ordinance to include Parking as follows: ...to authorize Administrative Citations and Fines for violations of [Parking](#), Beach Parking restrictions and Short Term Rental Permit Violations.
- Provide clarification in Section 12-3-213(4) under Exemptions as follows: Vehicles registered with a Town issued Resident Beach Parking Pass, parked appropriately within designated spaces; and,

### **BACKGROUND:**

The Town of Hilton Head Island is proposing amendments to the Municipal Code to introduce Administrative Citations and Fines as a more efficient, proportionate, and flexible enforcement mechanism for code violations. Currently, most enforcement actions rely on criminal penalties, which may not always be appropriate, especially for minor or repeat infractions that could be better resolved through civil means.

By establishing an administrative enforcement process, the Town seeks to:

- Reduce dependency on criminal proceedings for non-compliance.
- Improve timely resolution of code violations.
- Provide due process while promoting voluntary correction.
- Ensure greater consistency and clarity in enforcement efforts.

The adoption of this alternative enforcement tool will improve regulatory compliance while preserving the Town's ability to pursue criminal or other remedies when necessary. With this tool in place, amendments to Title 10 and Title 12 will include application of Administrative Citations and Fines to Short Term Rental Operations and Parking and Beach Parking Operations, respectively.

The proposed amendments to Sections 1-5-11 and 1-5-12 establish and clarify procedures for issuing Administrative Citations for violations of the Town Code where such authority is specifically provided. These amendment provisions are summarized below:

#### **Amendment Provisions:**

1. General Authority
  - a. Establishes that where specifically authorized, officials may issue an Administrative Citation as an alternative enforcement option.
2. Violations

- a. Allows issuance of Administrative Citations for any ongoing or observed violations of applicable code sections.
  - b. Does not restrict the Town from pursuing other enforcement options concurrently.
- 3. Warning Notices
  - a. At the discretion of the enforcement officer, a warning notice may be issued prior to a citation, identifying the violation, steps for correction, and a deadline.
  - b. A warning is not a required step before citation issuance.
- 4. Administrative Citation Process
  - a. Citation Content Requirements:
    - i. Date, time, and location of violation.
    - ii. Code section violated and description.
    - iii. Penalty amount and payment instructions.
    - iv. Appeal procedures and officer identification.
  - b. Service of Citation:
    - i. May be delivered in person, posted on the property, mailed to the last known address within the Town, or sent via authorized email.
  - c. Penalties:
    - i. Fine amounts will be defined within the applicable code section.
    - ii. Daily citations may be issued if violations persist beyond 24 hours of the first citation.
  - d. Appeal Process (Administrative Protest):
    - i. Must be filed in writing within 30 calendar days.
    - ii. The Town Manager or his designee will review the case and issue a written final determination.
- 5. Supplementary Nature
  - a. Clarifies that Administrative Citations are not exclusive and may be used in addition to any other legal or equitable remedies available to the Town.

The proposed amendments to 10-2-60 and 10-2-70 establish specific violations, penalties, and enforcement mechanisms related to short-term rental (STR) operations. These amendment provisions are summarized below:

Amendment Provisions:

- 1. Violations Defined
  - a. Leasing or advertising a STR property without meeting Chapter requirements.
  - b. Failing to comply with any provision of the Chapter.
- 2. Administrative Citations:
  - a. Violations are subject to Administrative Citations under Section 1-5-11 of the Town Code.
- 3. Fines Structure:

- a. \$250 for the first violation.
  - b. \$500 for a second violation within one year.
  - c. \$1,000 for a third violation within one year of the second.
  - d. \$25 late fee applies to fines unpaid after 30 days.
4. Vehicle Enforcement:
  - a. Vehicles violating this Chapter may be towed or immobilized at the owner's expense if deemed necessary for public safety by Town officials or the Sheriff's Office.
5. Additional Remedies:
  - a. Violators may also face penalties under other sections of the Town Code, including business license suspension and other cumulative remedies allowed by law.
6. Grounds for Suspension:
  - a. More than three Administrative Citations issued in connection with the STR property within 12 months.

The proposed amendments to Title 12, Chapters 3 and 6 establish specific violations, penalties, and enforcement mechanisms related to parking and beach parking operations. These amendment provisions are summarized below:  
Amendment Provisions

1. Authority:
  - a. Section 12-3-101 (New): Adds authority to issue Administrative Citations for violations of parking regulations under Article 12, Chapters 3 and 6.
  - b. Sections 12-6-100 and 12-6-101 (New): Further reinforce the authority to issue fines for parking violations.
2. Fines Structure:
  - a. \$50 for the first violation.
  - b. \$100 for a second violation within one year.
  - c. \$250 for a third violation within one year of the second infraction, and possible towing or immobilization of the vehicle parked in violation of this Article. Any and all charges or fees associated with towing or immobilization shall be the expense of the owner of the vehicle
  - d. \$500 for any subsequent infraction within one (1) year of the third infraction, and possible towing or immobilization of the vehicle parked in violation of this Article. Any and all charges or fees associated with towing or immobilization shall be the expense of the owner of the vehicle.
  - e. \$25 late fee applies to fines unpaid after 30 days.
3. Definitions:
  - a. Definition Added to Section 12-6-111 that introduces a new definition for "Resident Beach Parking Pass" to clarify eligibility.
4. Grammatical Changes:
  - a. Grammatical Revisions (proposed to Sections 12-6-113 to 12-6-117 to improve clarity and consistency in code language.



5. Repeal of Obsolete Sections:

- a. Sections 12-6-119 and 12-6-120 have been repealed to remove outdated provisions to streamline the parking enforcement framework.

**SUMMARY:**

The proposed amendments introduce an Administrative Citation process, which allows Town officials or Code Enforcement Officers to issue fines and compel compliance through civil means. This process emphasizes corrective action, preserves due process, and helps reduce reliance on criminal proceedings for code violations.

These amendments introduce a comprehensive set of amendments to the Municipal Code that establish a framework for the issuance of administrative citations and fines for specific code violations. These changes are designed to improve compliance through a non-criminal, streamlined enforcement process and provide flexibility in addressing infractions related to short-term rental permits, beach parking regulations, and other municipal code provisions.

**ATTACHMENTS:**

1. Draft Ordinance with Exhibits

ORDINANCE 2025-\_\_\_\_

**AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AMENDING THE MUNICIPAL CODE BY ADDING NEW SECTIONS 1-5-11 AND 1-5-12, AUTHORIZING THE ISSUANCE OF ADMINISTRATIVE CITATIONS AND FINES; AMENDING SECTION 10-2-60 TO AUTHORIZE ADMINISTRATIVE CITATIONS AND FINES FOR VIOLATIONS OF ARTICLE 10, CHAPTER 2 OF THE MUNICIPAL CODE; AMENDING SECTION 10-2-70 OF THE MUNICIPAL CODE TO ADD ISSUANCE OF MORE THAN 3 ADMINISTRATIVE CITATIONS IN TWELVE MONTHS AS GROUNDS FOR SUSPENSION OR REVOCATION OF SHORT TERM RENTAL PERMIT; TO ADD SECTION 12-3-101 TO AUTHORIZE ADMINISTRATIVE CITATIONS AND FINES FOR VIOLATIONS OF ARTICLE 12, CHAPTERS 3 AND 6; TO AMEND SECTION 12-3-117; TO AMEND SECTION 12-3-213; TO ADD SECTIONS 12-6-100 AND 12-6-101 TO AUTHORIZE ADMINISTRATIVE CITATIONS AND FINES FOR VIOLATIONS OF ARTICLE 12, CHAPTER 6; TO AMEND SECTION 12-6-111 TO ADD A DEFINITION FOR RESIDENT BEACH PARKING PASS; TO AMEND SECTIONS 12-6-113, 12-6-114, 12-6-115 AND 12-6-117 TO MAKE GRAMMATICAL CHANGES; TO REPEAL SECTIONS 12-6-119 AND 12-6-120; AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council for the Town of Hilton Head Island, South Carolina, finds that enforcement of the Municipal Code of the Town of Hilton Head Island, South Carolina, would benefit from the authorization of the authority to issue civil Administrative Citations and to impose civil Administrative Fines for violations of the Municipal Code, in addition to the existing General Penalty of § 1-5-10 of the Municipal Code; and,

**WHEREAS**, the Town Council for the Town of Hilton Head Island, South Carolina, finds that Administrative Citations and Administrative Fines will aid in enforcement of the Municipal Code by providing an alternative to criminal prosecution under of § 1-5-10 of the Municipal Code, by reducing enforcement costs and providing violators with a non-criminal resolution of the violation; and,

**WHEREAS**, the Town Council for the Town of Hilton Head Island, South Carolina, finds that the health, safety and general welfare of the Town and its citizens, residents, property owners and visitors benefit from an alternate means of enforcement for violations of Beach Parking restrictions and Short Term Rental Permit Violations; and that it is in the best interests of the Town and its citizens, residents, property owners and visitors to adopt the amendments authorizing Administrative Citations and Fines as an alternate means of enforcement of the Municipal Code, to authorize Administrative Citations and Fines for violations of Parking and Beach Parking restrictions and Short Term Rental Permit Violations.

**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 Municipal Code is amended as shown on Exhibit "A" to this Ordinance. Newly added language is illustrated with double underline and deleted language is illustrated with ~~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

\_\_\_\_\_



**Sec. 1-5-11. Administrative Citation**

- (a) General Application. Whenever in this Code any act is prohibited or is declared to be unlawful or an offense, or whenever in this Code the doing of any act is required or the failure to do any act is declared to be unlawful, and this Code specifically provides the authority for the issuance of an Administrative Citation, then the Public Safety Director, Code Enforcement Officer may issue an Administrative Citation pursuant to this Section.
- (b) Administrative Citations and Administration Citation Fines described in subsection e(iii) below are civil.
- (c) Violations. When the Public Safety Director or Code Enforcement Officer finds that a Person has violated, or continues to violate, a provision of the Code subject to Administrative Citations, then the Public Safety Director or Code Enforcement Officer has the authority to issue an Administrative Citation. Issuance of an Administrative Citation shall not be a bar against, or a prerequisite for, taking any other action against any Person found to be in violation of the Code.
- (d) Warning. When the Public Safety Director or Code Enforcement Officer determines that a violation of the Code has occurred, they may issue at their discretion a warning to the person responsible for the violation or upon the real or personal property related to the violation. A warning notice of violation is not a prerequisite to the issuance of an Administrative Citation, or a municipal citation as authorized in § 7-2-10, *et seq.*, of this Code, or any other remedy. The warning shall identify the Code section violated, a description of the violation and how it can be corrected. The warning shall specify a time and date by which the violation shall be corrected.
- (e) Administrative Citations.
  - i. Content of Administrative Citation. The Administrative Citation must be issued on a form approved by the Town Manager or his designee and shall contain the following information:
    - a. Date, location and approximate time of violation; and,
    - b. The Code Section violated and a brief description of the violation; and,
    - c. The amount of the Administrative Fine and the Code section establishing the Administrative Fine; and,
    - d. Instructions for payment of the Administrative Fine, the time period or specific date by which it shall be paid and consequences for a failure to pay the penalty within the specified time period; and,
    - e. Instructions on how to protest the Administrative Citation; and,
    - f. The name or a numerical identifier of the Public Safety Director or Code Enforcement Officer who is administering the Administrative Citation.
  - ii. Service of Administrative Citation. The Administrative Citation shall be deemed served upon the Person in violation if one (1) of the following have been fulfilled:
    - a. If the Person is present at the time of the violation then the Public Safety Director, Code Enforcement Officer shall provide a copy of the Administrative Citation to the Person; or,
    - b. If the Person is not present, is otherwise unavailable at the time of the violation, or refuses to personally accept a copy of the Administrative Citation, then the Official or Code Enforcement

Officer shall: (1) post a copy of the Administrative Citation in a conspicuous location on the real or personal property where the violation occurred; or (2) deliver a copy of the Administrative Citation to the last known address for the Person if said address is within the jurisdictional limits of the Town; or,

- c. If the Person has authorized delivery of written notices including Administrative Citations by electronic mail under the Chapter associated with the violation stated on the Administrative Citation, then the Citation may be delivered by electronic mail to the address on file with the Town.

**iii. Administrative Citation Fines.**

- a. Amount of Fine. The fines for an Administrative Citation shall be established in any specific Code Section authorizing the issuance of an Administrative Citation. Administrative Citation Fines may be assessed on a per violation basis. If the violation is not corrected within twenty-four (24) hours of receiving the first Administrative Citation, then additional Administrative Citations may be issued daily until the violation is corrected.

**iv. Administrative Protest.** Any person who receives an Administrative Citation may protest the Administrative Citation by submitting a written protest to the Town Manager or his designee within ten (10) days of the date of the service or posting of the Administrative Citation. The written protest shall set forth plainly, fully, and distinctly why the Administrative Citation is contrary to law. The written protest shall also identify the individual making the writing protest, provide the person's address and email address and state whether the person is to receive the decision on the appeal by regular mail or by e-mail.

- (a) The Town Manager or his designee shall review the written protest and shall issue a written decision within ten (10) days from the date of receipt of the written protest.
- (b) The written decision of the Town Manager or his designee is the final decision of the Town on a protest of an Administrative Citation.

**Sec. 1-5-12 Remedies Cumulative**

The remedies provided for violations of this Code, whether civil or criminal, shall be cumulative as provided by law, and are in addition to any other remedy provided by law or in equity, and may be exercised in any order.

## **Sec. 10-2-60. Violations and Penalties.**

(a) Violations. It shall be a violation of this Chapter to:

- (1) Lease any short-term rental property for a short-term rental without complying with the requirements of this Chapter.
- (2) Advertise any residential property for a short-term rental without first complying with the requirements of this Chapter.
- (3) Fail to comply with any requirement of this Chapter.

(b) Administrative Citations, Penalties, Fines and Towing. Unless otherwise provided herein, violations of any provision of Chapter are subject to the penalties provided for in this Section.

(1) Administrative Citation. Any Person who violates any provision of this Chapter shall be subject to an Administrative Citation as established in Hilton Head Island Code, Section 1-5-11.

(2) Penalties and Fines. Any person who violates any provision of this Chapter shall be subject to administrative fines, fees, and penalties as established in this Chapter. Administrative Fines for violations of this Chapter are as follows:

- i. Two Hundred Fifty (\$250) Dollars for first infraction;
- ii. Five Hundred (\$500) Dollars for a second infraction within one (1) year of the first infraction; and,
- iii. One Thousand (\$1000) Dollars for a third infraction within one (1) year of the second infraction.

(3) A twenty-five (\$25.00) Dollar late fee shall be applied to any fine not paid within thirty (30) days of being issued.

(4) The Public Safety Director Code Enforcement Officer, or the Beaufort County Sheriff's Office may also immobilize, tow, or impound any vehicle parked in violation of this Chapter if, in their sole discretion, deem it necessary for public safety purposes. Any and all charges or fees associated with towing or immobilization shall be the expense of the owner of the vehicle.

(c) Other Penalties and Remedies. Violations of this Chapter are also subject to the penalties and remedies authorized under Title 12 Chapter 3, Parking; Section 1-5-11, Administrative Citation; Section 1-5-10, General penalty; continuing violation, Section 10-1-150, Business and professional licenses; suspension or revocation of license, Section 9-1-111, *et seq.* These remedies are in addition to any other remedies available in this Code or at law or in equity for a violation.

## **Sec. 10-2-70. Suspension or revocation of Short-term rental permit.**

(a) Suspension. When the Public Safety Director determines:

- (1) A STR Permit has been mistakenly or improperly issued or issued contrary to law;

- (2) An Owner has breached any condition upon which the STR Permit was issued;
- (3) An Owner has obtained a STR Permit through any fraud, misrepresentation, a false or misleading statement, or evasion or suppression of a material fact in the STR Permit application;
- (4) An Owner is delinquent in the payment to the Town municipality of any fee, ~~tax~~, or any Administrative Citation Fine or other fine required to be paid under this Chapter or this Code;
- (6) The operation of a STR Property has been declared a nuisance; or
- (7) More than two (2) convictions for violations of this Code , arising from any activities at, or connected with, a STR Property occur within any twelve-month period; or,
- (8) More than three (3) Administrative Citations arising from any activities at, or connected with, STR property occurring within any twelve-month period,

Then the Town may give Written Notice to the Owner that the STR Permit is suspended for a period up to one-year and may be revoked, pending a single hearing before Town Council for the purpose of determining whether the suspension should be upheld and whether the STR Permit should be revoked.



## Chapter 3 PARKING

### **Sec. 12-3-100. Purpose.**

**Sec. 12-3-101. Administrative Citations, Penalties, Fines and Towing.** Unless otherwise provided herein, violations of any provision of Chapter are subject to the penalties provided for in this Section.

- (a) Administrative Citation. Any Person who violates any provision of this Chapter shall be subject to an Administrative Citation as established in Hilton Head Island Code, Section 1-5-11.
- (b) Penalties, Fines and Towing. Any person who violates any provision of this Chapter shall be subject to administrative fines and vehicle tow or immobilization. Administrative Fines for violations of this Chapter are as follows:
  - i. Fifty (\$50) Dollars for first infraction;
  - ii. One Hundred (\$100) Dollars for a second infraction within one (1) year of the first infraction;
  - iii. Two Hundred Fifty (\$250) Dollars for a third infraction within one (1) year of the second infraction, and possible towing or immobilization of the vehicle parked in violation of this Article. Any and all charges or fees associated with towing or immobilization shall be the expense of the owner of the vehicle; and
  - iv. Five Hundred (\$500) Dollars for any subsequent infraction within one (1) year of the third infraction, and possible towing or immobilization of the vehicle parked in violation of this Article. Any and all charges or fees associated with towing or immobilization shall be the expense of the owner of the vehicle.
- (1) A twenty-five (\$25.00) Dollar late fee shall be applied to any original fine not paid within thirty (30) days of being issued.
- (2) The Public Safety Director, Code Enforcement Officer, or the Beaufort County Sheriff's Office may immobilize, tow, or impound any vehicle parked in violation of this Chapter if, in its sole discretion, deems it necessary for public safety purposes. Any and all charges or fees associated with towing or immobilization shall be the expense of the owner of the vehicle.

## **ARTICLE 1. PARKING METERS**

### **Sec. 12-3-111. Authority to establish paid parking areas.**

The town council may establish by resolution, from time to time as traffic conditions require, zones to be known as paid parking areas upon such streets or properties of the town as are selected by the town council for the location of such designation: and, in such paid parking areas, the town manager shall causes appropriate signage and notification of paid parking equipment or other similar electronic paid parking capabilities to be designated as hereinafter provided.

(Ord. No. 90-12, § 1, 5-7-90; Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

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Editor's note(s)—Ord. No 2024-15, § 1 (Att. 1), adopted Oct. 1, 2024, changed the title of § 12-3-111 from "Authority to establish parking zones and install meters" to read as set out herein.

**Sec. 12-3-112. Location and operation of paid parking areas.**

The town manager shall take such actions as may be necessary and appropriate to implement the collection and corresponding enforcement of paid parking areas as designated by the town council. These actions shall include the posting of necessary signage, the installation of paid parking infrastructure, and the implementation of a comprehensive paid parking program either directly or through contracting with appropriate entities as may be required to effectuate the directives of the town council.

(Ord. No. 90-12, § 1, 5-7-90; Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

Editor's note(s)—Ord. No 2024-15, § 1 (Att. 1), adopted Oct. 1, 2024, changed the title of § 12-3-112 from "Location and operation of meters" to read as set out herein.

**Sec. 12-3-113. Lines and markings adjacent to meters; manner of parking generally.**

The town manager is hereby authorized to have lines or markings painted or placed upon the curb, or upon the street, or parking lot adjacent to each parking meter for the purpose of designating the parking space for which such meter is to be used. Each vehicle parked alongside of or next to any parking meter shall park within the lines or markings so established. It shall be unlawful and a violation of this article to park any vehicle across any such line or marking or to park such vehicle in such position that the same shall not be entirely within the area so designated. In those parking lots which do not have lines or markings designating the parking space, the vehicle shall be parked in such a manner as to be centered against the parking bumper block.

(Ord. No. 90-12, § 1, 5-7-90)

**Sec. 12-3-114. Reserved.**

Editor's note(s)—Ord. No. 2024-15, § 1 (Att. 1), adopted Oct. 1, 2024, repealed § 12-3-14, which pertained to depositing coins and derived from Ord. No. 90-12, § 1, adopted May 7, 1990.

**Sec. 12-3-115. Overtime parking at meters prohibited.**

It shall be unlawful for any person to cause, allow, permit or suffer any vehicle registered in his name, or which he has leased or rented from another person, to be parked longer than the maximum period of legal parking time established for any parking meter zone as herein described, as shown on the face of the meter. The provisions of this section apply whether or not an additional coin is put in the meter after the vehicle has remained parked longer than the maximum period shown on the meter face.

(Ord. No. 90-12, § 1, 5-7-90)

**Sec. 12-3-116. Depositing slugs, etc.**

It shall be unlawful to deposit or cause to be deposited in any parking meter, any slug, device or metallic substitute for a coin of the United States of America, which is, at the time, legal tender.

(Ord. No. 90-12, § 1, 5-7-90)

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### **Sec. 12-3-117. Defacing, injuring, etc.**

~~It shall be unlawful for any person to deface, injure, tamper with, open or willfully break, destroy or impair the usefulness of any signage or device installed under the provisions of this article. It is unlawful for any person to deface, open, damage, tamper with, open, break, destroy or impair in any way, any sign or equipment erected, installed, operated and maintained by the Town under the authority of this Ordinance. Violations of this section will be prosecuted as provided in Title 16 of the South Carolina Code.~~

(Ord. No. 90-12, § 1, 5-7-90; Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

### **Sec. 12-3-118. Reserved. ~~Violations; parking enforcement personnel to report; notices; penalty.~~**

~~(a) It shall be the duty of the town, Code Enforcement Officers the designated parking contractor of the town, or the Beaufort County Sheriff to report:~~

~~(1) The identity of each paid parking area which indicates that the vehicle occupying a designated parking space within such paid parking area is or has been parked in violation of any of the provisions of this chapter; and~~

~~(2) The state license number of such vehicle; and~~

~~(3) Any other facts, knowledge of which is necessary to a thorough understanding of the circumstances surrounding such violation.~~

~~(b) Each such community code enforcement officer, designated town staff member, designated parking contractor, or member of the Beaufort County Sheriffs Office shall also attach to such vehicle a notice to the owner thereof that such vehicle has been parked in violation of a provision of this article stating the administrative penalty associated with such violation.~~

~~(c) In any paid parking area, every hour or fraction of an hour of overtime parking shall constitute a separate offense.~~

(Ord. No. 90-12, § 1, 5-7-90; Ord. No. 93-24, § 6, 9-20-93; Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

### **Sec. 12-3-119. Disposition of parking charges.**

The funds derived from parking meters as provided in this article are hereby levied and assessed as fees to provide for the proper regulation and control of parking upon the public streets and off-street public parking and to cover the cost of the supervision, inspection, installation, operation, maintenance, control and use of the parking spaces and regulation of vehicular parking in the parking meter zone.

(Ord. No. 90-12, § 1, 5-7-90)

### **Sec. 12-3-120. Parking meter exemptions.**

Disabled operators of vehicles bearing license plates or other permits issued by any state highway department indicating that the operator is disabled shall be exempt from the requirements of this article pertaining to deposit of coins in parking meters. All other parking and meter regulations, including overtime parking prohibitions, shall apply to such operators.

(Ord. No. 90-12, § 1, 5-7-90)

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**Sec. 12-3-121. Reserved.**

Editor's note(s)—Ord. No. 2024-15, § 1 (Att. 1), adopted Oct. 1, 2024, repealed § 12-3-121, which pertained to penalties for delinquent parking fines and derived from Ord. No. 01-08, § 1, adopted June 5, 2001.

***ARTICLE 2. PARKING RESTRICTIONS***

**Sec. 12-3-211. Parking in violation of posted or marked restrictions declared unlawful.**

- (a) It is unlawful to park any vehicle in any area where the town, county or state has placed "no-parking" or similar signs.
- (b) It is unlawful to park any vehicle that does not have the appropriate permit displayed on or in it in any parking space where the town has placed "permit holder only parking," "handicap parking" or similar signs.
- (c) It is unlawful to park any vehicle at any time along, in or upon any area in violation of any other parking restriction posted or placed by the town, county or state including restrictions related to time limits for parking in any area.
- (d) It is unlawful to park any vehicle in any metered parking space in the municipal limits of the town other than in strict compliance with the requirements of title 12, chapter 3, article 1 of the municipal code of the Town of Hilton Head Island.
- (e) It is unlawful to park any vehicle in any metered or un-metered space in any town parking lot or in any metered or un-metered public parking space in any public right-of-way within the municipal limits of the town overnight.
- (f) When the town has painted yellow lines or applied any other markings to curbs or pavement, including fire lanes, or has otherwise affixed any other markings to curbs or pavements, along or upon any right-of-way, vehicular way or any portion of the same, giving notice that parking is prohibited or restricted in any way in or along the painted or marked area thereof, it is unlawful to park in any vehicle in violation of the restrictions.
- (g) It is unlawful to park any vehicle within the right-of-way of any public road within the municipal limits of the Town of Hilton Head Island, South Carolina; provided, however, that parking a vehicle in any town designated, defined and marked parking space existing in a public road right-of-way within the municipal limits of the Town of Hilton Head Island, South Carolina, is permitted in accordance with any posted restrictions or limitations placed by the town.
- (h) It is unlawful to park any vehicle in any public beach access other than in a defined, marked parking space.
- (i) It is unlawful to park any vehicle on or in town owned entrances or access roads to town parks, open space, or on any power line or utility easement areas.

(Ord. No. 90-12, § 1, 5-7-90; Ord. No. 2020-10, § 1, 5-12-20)

Editor's note(s)—Ord. No. 2020-10, § 1, adopted May 12, 2020, changed the title of § 12-3-211 from "Parking in violation of town signs" to read as herein set out.



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### **Sec. 12-3-212. Responsibility of vehicle owner for violations.**

No person shall allow, permit or suffer any vehicle registered in his name, or which he has leased or rented from another person, to park in any street in the town in violation of any of the ordinances of this town regulating the parking of vehicles.

(Ord. No. 90-12, § 1, 5-7-90)

### **Sec. 12-3-213. Exemptions.**

~~(a) Beaufort County Sheriff's Office vehicles;~~

~~(b) Town of Hilton Head Island Fire Department, EMS and other official vehicles;~~

~~(c) Vehicles of any utility provider while engaged in installation, repair or maintenance of utilities.~~ The following vehicles shall be exempt from the parking restrictions established in this Article:

- (1) Vehicles of emergency responders while engaged in official duties;
- (2) Vehicles of disabled persons displaying appropriate placards or license plates;
- (3) Vehicles of authorized town employees engaged in official duties;
- (4) Vehicles displaying registered with a Town issued Resident Beach Parking Pass parked in any space in the Paid Parking Areas described in Sec. 12-6-112; and,
- (5) Vehicles of utility provides while engaged in the installation, repair or maintenance of utilities.

(Ord. No. 2020-10, § 1, 5-12-20)

## ***ARTICLE 3. PARKING DISTRICTS***

### **Sec. 12-3-311. Residential parking district established.**

Whenever the Town Manager determines that a particular residential area of the Town is severely impacted by nonresidential on-street parking by reason of adjacent beach and park users, he may designate such residential area as a permit parking district.

(Ord. No. 90-12, § 1, 5-7-90)

### **Sec. 12-3-312. Issuance of permits.**

When an area has been designated as a permit parking district, each single-family residence or residential unit in the particular district shall be issued a permit for each registered vehicle entitling it to be parked in the restricted district. No vehicle shall receive a permit for more than one permit parking district at a time. Proof of residency (i.e., driver's license, vehicle registration, deed or lease) shall be required. Permits can be used within two (2) blocks of the resident's address. The fee for the annual residential permit shall be five dollars (\$5.00).

(Ord. No. 90-12, § 1, 5-7-90; Ord. No. 90-16, § 1, 6-4-90)

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### **Sec. 12-3-313. Visitor permits.**

On application of any resident of the restricted district, the town shall issue visitor permits limited to that particular permit parking district for a period of no more than two (2) weeks. Each permit shall be purchased for a two dollar (\$2.00) fee to help defray the cost of issuing these permits. Residents may also apply for a single annual visitor permit to be issued at such time as the standard parking permit is issued. Said visitor permit shall indicate the address for which the annual visitor permit is issued and it shall only be utilized within two (2) blocks of the address of the resident or as specified by the town manager or his authorized agent. The fee for the annual visitor permit shall be the same as for the standard residential permit.

Passes for a specific social event will be issued on request on presentation by the resident of a specific guest list and a clear identification of the time and place of the event.

(Ord. No. 90-12, § 1, 5-7-90; Ord. No. 90-16, § 2, 6-4-90)

## ***ARTICLE 4. TOWING AND IMMOBILIZATION***

### **Sec. 12-3-411. Reserved.**

Editor's note(s)—Ord. No. 2020-10, § 1, adopted May 12, 2020, repealed § 12-3-411, which pertained to parking in public beach access areas and derived from Ord. No. 90-12, § 1, adopted May 7, 1990; and Ord. No. 90-16, § 3, adopted June 4 1990.

### **Sec. 12-3-412. Parked vehicles as public nuisance.**

Any vehicle parked in violation of any term or subsection of sec. 12-3-211 of the municipal code of the Town of Hilton Head Island, South Carolina, is hereby declared to be a public nuisance.

(Ord. No. 90-12, § 1, 5-7-90; Ord. No. 2020-10, § 1, 5-12-20)

### **Sec. 12-3-413. Towing and impounding vehicles authorized.**

Any vehicle identified as a public nuisance under sec. 12-3-412 of the municipal code of the Town of Hilton Head Island, South Carolina, may be impounded by the town by giving authorization to a commercial towing or wrecker service to tow the vehicle away and store it in a safe place until claimed by the owner. Storage of any towed vehicle by a towing or wrecker company must be in a secure lot in or within twenty-five (25) miles of the municipal limits of the town.

(Ord. No. 90-12, § 1, 5-7-90; Ord. No. 2020-10, § 1, 5-12-20)

Editor's note(s)—Ord. No. 2020-10, § 1, adopted May 12 2020, changed the title of sec. 12-3-413 from "Impounding and immobilizing authorized" to read as herein set out.

### **Sec. 12-3-414. Release to the owner.**

- (a) No impounded vehicle shall be released without satisfactory proof of ownership or lessee's contract. The owner or lessee of a towed or immobilized vehicle may secure its release by posting the bond required by the municipal court for his appearance to contest the validity of the actions of the town and to answer for the parking violations.

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- (b) Towing and storage charges of a commercial towing or wrecker service shall be the sole responsibility of the owner or lessee.

(Ord. No. 90-12, § 1, 5-7-90)

## Chapter 6 BEACH PARKING

**Sec. 12-6-100. Purpose.** The purpose of this Chapter is to establish regulations for the management of beach parking within the jurisdiction of the Town of Hilton Head Island. The intent is to promote the effective use of parking resources and ensure the public safety, accessibility, and convenience of beachgoers, while minimizing adverse effects on the neighboring environment.

**Sec. 12-6-101. Administrative Citations, Penalties, Fines and Towing.** Unless otherwise provided herein, violations of any provision of Chapter are subject to the penalties provided for in this Section.

- (c) **Administrative Citation.** Any Person who violates any provision of this Chapter shall be subject to an Administrative Citation as established in Hilton Head Island Municipal Code, Section 1-5-11.
- (d) **Fines and Towing.** Any person who violates any provision of this Chapter shall be subject to Administrative Citation Fines and vehicle tow or immobilization. Administrative Citation Fines for violations of this Chapter are as follows:
- i. Fifty (\$50) Dollars for first infraction;
  - ii. One Hundred (\$100) Dollars for a second infraction within one (1) year of the first infraction;
  - iii. Two Hundred Fifty (\$250) Dollars for a third infraction within one (1) year of the second infraction, and possible towing or immobilization of the vehicle parked in violation of this Article. Any and all charges or fees associated with towing or immobilization shall be the expense of the owner of the vehicle; and
  - iv. Five Hundred (\$500) Dollars for any subsequent infraction within one (1) year of the third infraction, and possible towing or immobilization of the vehicle parked in violation of this Article. Any and all charges or fees associated with towing or immobilization shall be the expense of the owner of the vehicle.
- (2) A twenty-five (\$25.00) Dollar late fee shall be applied to any original Administrative Citation Fine not paid within thirty (30) days of being issued.
- (3) The Public Safety Director, Code Enforcement Officer, or the Beaufort County Sheriff's Office may also immobilize, tow, or impound any vehicle parked in violation of this Chapter if, in its sole discretion, deems it necessary for public safety purposes. Any and all charges or fees associated with towing or immobilization shall be at the expense of the owner of the vehicle.

## ARTICLE 1. BEACH PARKING MANAGEMENT

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## Sec. 12-6-110. Purpose and intent.

The purpose of this article is to establish regulations for the management of paid parking areas for public beach access within the jurisdiction of the Town of Hilton Head Island. The intent of this article is to promote the effective use of parking resources and ensure the public safety, accessibility, and convenience of beachgoers, while minimizing adverse effects on the neighboring environment.

(Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

## Sec. 12-6-111. Definitions.

[The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

(a) *Paid parking area.* Any area designated by the town requiring payment to park therein.

~~*Parking contractor.* The town or its designed vendor to manage the beach parking program.~~

(b) *Resident.* For purposes of this article, resident shall mean:

~~(a)~~ (i) Any person who owns any single or multi-family residence in the municipal limits of the town, irrespective of whether the person qualifies for the four (4) percent special assessment ratio except:

(1) The owner of a property that is offered for leases of any term of more than 183 days in any calendar year is not deemed a "resident" eligible for a beach parking pass based on the ownership of that property.

~~(b)~~ (ii) Any person who is a tenant under a lease for a single or multi-family residence for a period of one hundred eighty-three (183) days or more in any calendar year.

~~(c)~~ (iii) Any person who owns time-share interests totaling more than one hundred eighty-three (183) days per year.

(c) *Resident Beach Parking Pass.* As used in Title 12 of the *Municipal Code of the Town of Hilton Head Island, South Carolina*, a Resident Beach Parking Pass is a pass issued under Sec. 12-3-115 to a Resident that authorizes a Resident to park a vehicle in any designated Paid Parking Area under Sec. 12-6-112 without payment of parking fees.

(Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

## Sec. 12-6-112. Designation of paid parking areas.

The following areas are designated as paid parking areas:

(a) Alder Lane Beach Park;

(b) Chaplin Beach Community Park;

~~(c) Coligny Beach Park;~~

~~(d)~~ (d) Dreissen Beach Park;

~~(e)~~ (e) Fish Haul Beach Park;



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(~~ef~~) Folly Field Beach Park; and,

(~~fg~~) Islanders Beach Park.

The town council shall determine the appropriate rates for the paid parking areas by resolution.

The town manager or designee shall install and maintain appropriate signs indicating the boundaries of the paid parking areas and the parking rates established therefore. (Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

**Sec. 12-6-113. Parking Fees, and payment, and enforcement.**

- (a) The parking fees for any paid parking area shall be established by a resolution of the Town Council.
- (b) Any person, unless exempt under Section 12-6-114, who parks a vehicle in a paid parking area must pay the appropriate fee as ~~specified by the town or designated parking contractor~~ established by Town Council.
- (c) Payment shall be made through the designated payment mechanism installed by the Town ~~of designated parking contractor~~ or otherwise provided for electronically for the express purpose of paying for a designated parking space.
- (~~d~~) ~~The town or designated parking contractor shall enforce the payment of parking fees and Officer may issue administrative citations or take other appropriate measures to ensure compliance, including but not limited to vehicle immobilization and/or towing.~~

(Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

**Sec. 12-6-114. Exemptions.**

- (a) The following vehicles shall be exempt from payment of parking fees:
  - (1) Vehicles of emergency responders while engaged in official duties;
  - (2) Vehicles of disabled persons displaying appropriate placards or license plates; and
  - (3) Vehicles of authorized Town employees engaged in official duties; and,
  - (4) Vehicles of utility provides while engaged in the installation, repair or maintenance of utilities.
- (b) The Town Manager may establish additional exemptions during permitted special events.
- (c) Vehicles which have been registered pursuant to the Town's resident beach parking pass program shall be exempt from the payment of parking fees.

(Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

**Sec. 12-6-115. Resident beach pass.**

- (a) The Town shall issue Resident Beach Parking Passes to residents who can prove primary residency within the Town of Hilton Head Island as defined in section 12-6-111. Resident Beach Parking Passes will allow residents to park within the paid parking areas during the established hours of operation without paying the daily parking fees as designated by the Town Council.
- (b) Qualified residents of Hilton Head Island shall be entitled to receive a maximum of two (2) Resident Beach Parking Passes per household. Beginning in calendar year 2025, Resident Beach Parking Passes provided for in this section shall be issued without charge. However, the Town Council shall have the right to assess a fee for Resident Beach Parking Passes in the future and shall be authorized to set such fee by the adoption of a corresponding resolution setting forth this amount.

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- (c) Residents who receive a Resident Beach Parking Pass are subject to the parking regulations of this article.
  - (d) The Town may revoke or refuse to issue Resident Beach Parking Passes for individuals who violate this article.

(Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

#### **Sec. 12-6-116. Defrauding, opening, impairing, or damaging paid parking devices.**

It shall be unlawful for any person to defraud, open, impair, or damage a paid parking device or related equipment. Violations of this section shall be punishable as set forth in section 1-5-10 of the Municipal Code of the Town of Hilton Head Island.

(Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

#### **Sec. 12-6-117. Rules and regulations.**

- (a) The following rules and regulations are applicable in the paid parking area and shall be enforced by the Public Safety Director, ~~designated parking contractor, community~~ Code Enforcement Officers or the Beaufort County Sheriff's Office:
  - 1. No parking outside of the hours of operation of the paid parking area;
  - 2. No parking in areas designated as no parking zones;
  - 3. No parking in areas marked for emergency vehicles;
  - 4. No parking in areas reserved for handicapped individuals unless a valid handicapped placard is visibly displayed: and
  - 5. No parking in any area within a designated paid parking area that is not specifically identified as a parking space.

(Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

#### **Sec. 12-6-118. Dates and hours of operation, Chaplin Beach Park exception.**

- (a) Paid parking areas shall be open for public use during the dates and hours designated by the town council, which shall be formalized through either the adoption of an ordinance or corresponding paid parking area resolution setting forth such dates and/or hours,
- (b) The dates and hours of operation adopted by the Town Council and the corresponding paid parking requirements therein shall be posted on appropriate signs and may be adjusted from time to time as deemed necessary by subsequent action of the Town Council.
- (c) Paid parking requirements at the Chaplin Beach Park shall be suspended during any youth recreational sports programming season facilitated by the Island Recreation Association.

The Town will coordinate with the Island Recreation Association on the dates that this exemption will be in place and will cause appropriate signage to be installed notifying individuals when paid parking will be required at this location.

(Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

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### **Sec. 12-6-119. Penalties and fines.**

- (a) ~~Unless otherwise stated in this article, any person who violates any provision of this article shall be subject to fines and vehicle tow or immobilization. The fine schedule shall be on a graduated basis based on the number of violations issued within a twelve-month period as follows:—~~
  - (1) ~~First violation: a written warning and/or a fine of fifty dollars (\$50.00), reminder of parking regulations and notification of potential vehicle tow or immobilization for future violations.—~~
  - (2) ~~Second violation: a fine of one hundred dollars (\$100.00) and possible towing or immobilization of vehicle at owner's expense.—~~
  - (3) ~~Third and subsequent violations: a fine of two hundred fifty dollars (\$250.00) and mandatory towing or immobilization of vehicle at owner's expense.—~~
  - (4) ~~Fourth and subsequent violations: a fine of five hundred dollars (\$500.00) and mandatory towing or immobilization of vehicle at owner's expense.—~~
- (b) ~~A twenty-five dollar (\$25.00) late fee shall be applied to any original fine not paid within thirty (30) days of being issued.—~~
- (c) ~~The town, parking contractor, or the Beaufort County Sheriff's Office may also immobilize, tow, or impound any vehicle parked in violation of this chapter if, in its sole discretion, deems it necessary for public safety purposes.—~~

(Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)

### **Sec. 12-6-120. Appeals of administrative citation.**

- (a) ~~Any person who receives an administrative citation related to paid parking may appeal the citation by submitting a written appeal to the designated parking contractor within thirty (30) days of the citation.~~
- (b) ~~The parking contractor shall review the appeal and issue a written decision within thirty (30) days of receiving the appeal.~~
- (c) ~~If the person appealing the citation disagrees with the decision of the parking contractor, he or she may appeal to the town attorney or his or her designee within thirty (30) days of receiving the decision of the parking contractor. An appeal to the town attorney or his or her designee shall include statements of fact and conclusions of law to support the appeal.~~
- (d) ~~The decision of the town attorney or his or her designee shall be final. Any subsequent appeals may be made to a court of competent jurisdiction within thirty (30) days of receiving the town attorney's final decision.~~
- (e) ~~This section does not apply to violations issued in accordance with section 12-5-517 of this article.~~

(Ord. No. 2024-15, § 1 (Att. 1), 10-1-24)



# TOWN OF HILTON HEAD ISLAND

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## TOWN COUNCIL

**TO:** Town Council  
**FROM:** Missy Luick, Director of Planning  
**CC:** Shawn Leininger, Assistant Town Manager  
**CC:** Marc Orlando, Town Manager  
**DATE:** June 3, 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 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, 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

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### **RECOMMENDATION:**

Town Council consider Second Reading of an Ordinance of the Town of Hilton Head Island to Amend Title 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, 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.

### **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:

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*Stephen G. Riley Municipal Complex  
One Town Center Court • Hilton Head Island • South Carolina • 29928  
[www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)*



“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 location 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, at the request of the Planning Commission, provided clarification on the following items:

1. Clarified short-term rentals are not allowed in the workforce housing program, including the proposed density bonus for the RM-12 zoning district.
2. Analyzed the impervious coverage increase from 35% to 45%. Provided a table of impervious coverage allowances throughout the LMO and identified best practices across South Carolina for multifamily districts.
3. Provided a map of all RM-12 properties that meet the criteria for this density bonus program.

The Planning Commission held a public hearing on March 19, 2025, and, after consideration of the criteria set forth in Section 16-2-103.B.3, voted unanimously to recommend that Town Council approve the proposed text amendment.

On April 21, 2025 the Community Services and Public Safety Committee voted 3-0 to recommend approval to Town Council.

On May 20, 2025, Town Council unanimously approved First Reading of the proposed amendments.

### **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. None of these units will be allowed to operate as short-term rentals due to the Workforce Housing (WFH) Program requiring rental units not to be occupied for a period less than 90 days (section 16-4-105.B.4.c).

### **ANALYSIS:**

#### *Proposed Amendments:*

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

| Issue                                                                                                                       | Proposed Amendment                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Allow workforce housing in the RM-12 District                                                                               | <p><b>Sec.16-3-104. Residential Base Zoning Districts</b></p> <p><b>G. Moderate to High Density Residential District (RM-12) District</b></p> <p>Workforce Housing added as “PC,” permitted with use-specific conditions.</p>                                                                                                                                                                                                           |
| <p>Require a minimum lot size (5 acres).</p> <p>Require location on a major arterial.</p>                                   | <p><b>Sec.16-4-102. Principal Uses</b></p> <p><b>B. Use-Specific Conditions for Principal Uses</b></p> <p>1. Residential Uses</p> <p>d. Workforce Housing</p> <p>x. Workforce housing use in the RM-12 District shall comply with the following conditions:</p> <p>a. The property shall be a minimum of 5 acres.</p> <p>b. The property shall be located on a major arterial in accordance with Sec. 16-5-105.B, Street Hierarchy.</p> |
| <p>Allow 25% density bonus, up to 15 dwelling units per acre.</p> <p>Allow an impervious cover increase from 35 to 45%.</p> | <p><b>Sec. 16-4-105. Workforce Housing (WFH) Program</b></p> <p><b>A. Workforce Housing Density All Units:</b></p> <p>3. In the RM-12 District: If at least 50% of all units within the development are workforce housing units, the following is permitted:</p> <p>a. A density bonus up to 25% above the base residential density standards, up to 15 dwelling units per acre.</p> <p>b. A maximum impervious coverage of 45%.</p>    |

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, 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'<br>Density: Ranges from very low to 26 units/acre to unlimited in some places |
| Charleston County                                                                            | 50%                                                                               | Height: 50'<br>Density: 16 units/acre                                                               |
| Beaufort County                                                                              | 50-80%                                                                            | Height: 3 stories<br>Density: 12 units/acre                                                         |
| Town of Bluffton                                                                             | 70-80%                                                                            | Height: 4 stories<br>No maximum density                                                             |
| Kiawah Island                                                                                | 60-70%                                                                            | Height 40'<br>Density: 12 units/acre                                                                |
| Georgetown County                                                                            | 50%                                                                               | Height: 35'<br>Density: 12 units/acre                                                               |
| Surfside Beach                                                                               | 50%                                                                               | Height: 55'<br>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 | <p>1) Max. Impervious Cover in areas without Restricted Access and Open to the Public- 40% Residential and 65% Nonresidential.</p> <p>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%</p> |
| Resort Development District                                                                                                     | RD   | 50%                                                                                                                                                                                                                                                                                          |
| Sea Pines Circle District                                                                                                       | SPC  | 60%                                                                                                                                                                                                                                                                                          |
| Stoney District                                                                                                                 | S    | 50%                                                                                                                                                                                                                                                                                          |
| Waterfront Mixed-Use District                                                                                                   | WMU  | 50%                                                                                                                                                                                                                                                                                          |
| <p>* Except Single-Family</p> <p>** In the IL District the Max Impervious Cover is reduced to 55% for self-service storage.</p> |      |                                                                                                                                                                                                                                                                                              |

### *Observations from Comparative Research:*

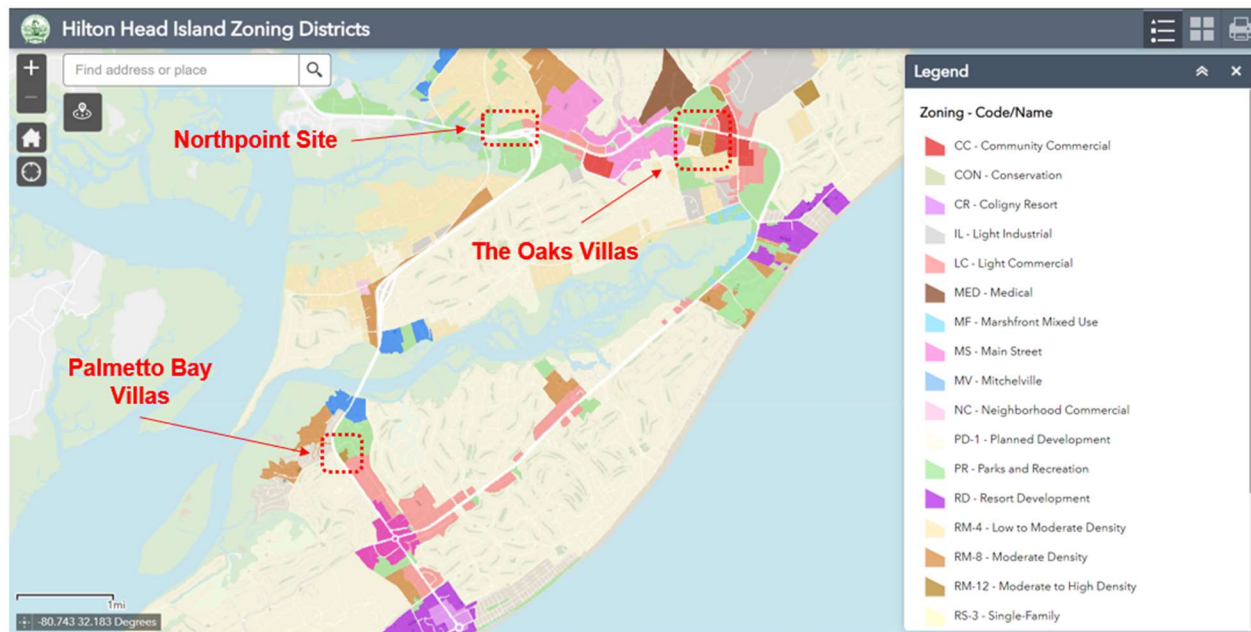
While still allowing and promoting development in keeping with neighborhood character, other coastal communities allow multi-family development with densities of 12-16 units per acre. In these cases, maximum impervious lot coverage typically ranges between 50% and 80%.

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*

The proposed amendments balance 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. The development pattern and standards proposed as part of the amendments to the RM-12 District are limited and reasonable in applicability and scope.

In addition, to supporting the Northpoint development, 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.

### **TOWN COUNCIL ACTION:**

The Town Council shall review the application, staff report, Planning Commission recommendation, Community Services and Public Safety Committee recommendation and make a final decision on the application based on the standards in Sec. 16-2-103.B.3, Ordinance Text Amendment Review Standards.

The Town Council's decision shall be one of the following:

- 1. Adopt an ordinance approving the Text Amendment; or
- 2. Adopt a resolution denying the Text Amendment.

### **ATTACHMENTS:**

- 1. Ordinance
- 2. Text Amendment
- 3. Northpoint Development Overview Presentation

**TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND TO AMEND TITLE 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, 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. The Planning Commission voted unanimously to recommend adoption of the amendments to workforce housing; and,

**WHEREAS**, on April 21, 2025, the Community Services & Public Safety Committee voted unanimously 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 <b>Recreational Vehicle</b>           |                                          |
| 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) <sup>1, 2</sup>                                                                                                                                                                                                                                                               |           |   | LOT COVERAGE                                                                        |                             |                |
| Residential <sup>2</sup>                                                                                                                                                                                                                                                                                  | 12 du     |   | Max. <b>Impervious Cover</b> for All <b>Development</b> Except <b>Single-Family</b> |                             | 35%            |
| Nonresidential                                                                                                                                                                                                                                                                                            | 6,000 GFA |   |                                                                                     |                             |                |
| MAX. BUILDING HEIGHT                                                                                                                                                                                                                                                                                      |           |   | Min. <b>Open Space</b> for Major Residential <b>Subdivisions</b>                    |                             | 16%            |
| All <b>Development</b>                                                                                                                                                                                                                                                                                    | 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 = <b>dwelling units</b> ; sf = square feet; GFA = <b>gross floor area</b> 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 <b>development</b> 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<br>CLASSIFI<br>CATION/<br><br>USE<br>TYPE                                 | SPECI<br>AL<br>DISTR<br>ICTS |    | RESIDENTIAL<br>DISTRICTS |       |       |        |        |        | MIXED-USE AND BUSINESS DISTRICTS |        |        |        |        |        |        |        |        |        |        |        | USE-<br>SPECI<br>FIC<br>COND<br>ITION<br>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<br>Compound                                                            |                              |    |                          |       |       | P<br>C | P<br>C | P<br>C |                                  |        |        | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C |        |                                            | Sec.<br>16-4-<br>102.B<br>.1.e |
| Family<br>Subdivision                                                         |                              |    |                          |       |       | P<br>C | P<br>C | P<br>C |                                  |        |        | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C |        |                                            | Sec.<br>16-4-<br>102.B<br>.1.f |
| Group<br>Living                                                               |                              |    |                          |       |       | P      | P      | P      |                                  |        |        | P      |        |        |        |        |        | P      |        | P      |                                            |                                |
| Mixed-<br>Use                                                                 |                              |    |                          |       |       |        |        |        | P<br>C                           | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C |                                            | Sec.<br>16-4-<br>102.B<br>.1.a |
| Multifa<br>mily                                                               |                              |    |                          |       |       | P      | P      | P      | P<br>C                           | P      | P<br>C | P      | P      | P      | P      | P      | P      | P      | P      | P      |                                            | Sec.<br>16-4-<br>102.B<br>.1.b |



|                                                           |  |        |        |        |        |        |        |                      |        |        |        |        |        |        |        |        |        |        |        |   |                            |
|-----------------------------------------------------------|--|--------|--------|--------|--------|--------|--------|----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---|----------------------------|
| <b>Recreational Vehicle</b>                               |  |        |        |        |        | P<br>C | P<br>C | P<br>C               |        |        |        |        | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C |        |        |   |                            |
| <b>Recreation Vehicle (RV) Parks</b>                      |  |        |        |        |        |        |        |                      |        |        |        |        |        |        |        |        | P      |        |        |   | Sec.<br>16-4-102.B<br>.1.c |
| <b>Single-Family</b>                                      |  |        | P      | P      | P      | P      | P      | P                    |        |        |        |        | P      | P      | P      | P      | P      | P      |        |   |                            |
| <b>Workforce Housing</b>                                  |  |        |        |        |        | P<br>C |        | <u>P</u><br><u>C</u> |        | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C |        | P<br>C |        | P<br>C |        |   | Sec<br>16-4-102.B<br>.1.d  |
| <b>Islander Mixed-Use</b>                                 |  |        |        |        |        |        |        |                      |        | P<br>C |        |        |        |        |        |        |        |        |        |   | Sec.<br>16-4-102.B<br>.1.g |
| <b>PUBLIC, CIVIC, INSTITUTIONAL, AND EDUCATIONAL USES</b> |  |        |        |        |        |        |        |                      |        |        |        |        |        |        |        |        |        |        |        |   |                            |
| <b>Aviation and Surface Transportation Uses</b>           |  |        |        |        |        |        |        |                      |        |        |        |        |        |        |        |        |        |        | P<br>C |   | Sec.<br>16-4-102.B<br>.2.a |
| <b>Aviation Services Uses</b>                             |  |        |        |        |        |        |        |                      |        |        |        |        |        |        |        |        |        |        | P<br>C |   | Sec.<br>16-4-102.B<br>.2.b |
| <b>Cemeteries</b>                                         |  | P      |        |        |        | P      |        |                      |        |        |        |        | P      |        |        | P      | P      |        |        |   |                            |
| <b>Community Service Uses</b>                             |  | P      |        |        |        | P      | P      | P                    | P      | P      | P      | P      | P      | P      | P      | P      | P      | P      | P      | P | Sec.<br>16-4-102.B<br>.2.c |
| <b>Education Uses</b>                                     |  |        |        |        |        | P      |        |                      | P      | P      | P      | P      |        |        |        |        | P      |        | P      |   |                            |
| <b>Government Uses</b>                                    |  | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C               | P      | P      | P      | P      |        | P      | P      |        | P      | P      | P      | P | Sec.<br>16-4-102.B<br>.2.d |
| <b>Major Utilities</b>                                    |  | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E               | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | P |                            |
| <b>Minor Utilities</b>                                    |  | 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<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | Sec. 16-4-102.B .2.e |
| Telecommunication Towers, Monopole                        |  | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>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<br>C |        |        | P<br>C |        |        | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C |        |        | P<br>C |        |        | Sec. 16-4-102.B .4.a |
| Hotels                                                    |  |        |        |        |        |        |        |        | P<br>C |        |        | P      | P      | P<br>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<br>C | P      | P      |        | P      | P      |        |        | Sec. 16-4-102.B .5.a |

|                                                                  |  |  |  |  |  |  |  |  |  |    |    |    |    |    |    |    |    |    |    |    |    |   |   |  |                      |
|------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|----|----|----|----|----|----|----|----|----|----|----|----|---|---|--|----------------------|
| <b>Outdoor Commercial Recreation Uses Other than Water Parks</b> |  |  |  |  |  |  |  |  |  | SE |    |    |    |    | SE |    |    | SE |    | SE | SE |   |   |  | Sec. 16-4-102.B .5.b |
| <b>Water Parks</b>                                               |  |  |  |  |  |  |  |  |  | P  |    |    |    |    | P  |    |    | P  |    |    | P  |   |   |  |                      |
| <b>OFFICE USES</b>                                               |  |  |  |  |  |  |  |  |  |    |    |    |    |    |    |    |    |    |    |    |    |   |   |  |                      |
| <b>Contractor's Office</b>                                       |  |  |  |  |  |  |  |  |  | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC |   | P |  | Sec. 16-4-102.B .6.a |
| <b>Other Office Uses</b>                                         |  |  |  |  |  |  |  |  |  | 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/<br>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.<br>7.c                  |
| Convenience Stores                |  |        |  |  |  | P<br>C |        |  | P<br>C | P<br>C | P<br>C |        | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C |        |        |        | P<br>C | Sec.<br>16-4-<br>102.B.<br>7.d |
| Eating Establishments             |  |        |  |  |  |        |        |  | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C |        |        |        | P<br>C | Sec.<br>16-4-<br>102.B.<br>7.e |
| Grocery Stores                    |  |        |  |  |  |        |        |  | P<br>C | P<br>C | P<br>C | P<br>C |        | P<br>C |        |        |        | P<br>C |        |        |        |                                |
| Landscape Businesses              |  |        |  |  |  |        |        |  |        |        |        |        | P<br>C |        |        |        |        | P<br>C |        |        | P<br>C | Sec.<br>16-4-<br>102.B.<br>7.f |
| Liquor Stores                     |  |        |  |  |  |        |        |  | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E | S<br>E |        |        | Sec.<br>16-4-<br>102.B.<br>7.g |
| Nightclubs or Bars                |  |        |  |  |  |        |        |  | P<br>C | P<br>C | P<br>C |        | P<br>C | P<br>C | P<br>C | P<br>C |        | P<br>C | P<br>C |        |        | Sec.<br>16-4-<br>102.B.<br>7.h |
| Open Air Sales                    |  | P<br>C |  |  |  | P<br>C |        |  | P<br>C | P<br>C |        | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C |        |        | Sec.<br>16-4-<br>102.B.<br>7.i |
| Shopping Centers                  |  |        |  |  |  |        |        |  | P<br>C | P<br>C | P<br>C | P<br>C |        | P<br>C | P<br>C |        |        | P<br>C |        |        |        | Sec.<br>16-4-<br>102.B.<br>7.j |
| Tattoo Facilities                 |  |        |  |  |  |        |        |  |        |        |        |        |        |        |        |        |        | P<br>C |        |        |        | Sec.<br>16-4-<br>102.B.<br>7.k |
| Other Commercial Services Uses    |  |        |  |  |  | P<br>C | P<br>C |  | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | Sec.<br>16-4-<br>102.B.<br>7.l |
| <b>VEHICLE SALES AND SERVICES</b> |  |        |  |  |  |        |        |  |        |        |        |        |        |        |        |        |        |        |        |        |        |                                |
| Auto Rentals                      |  |        |  |  |  |        |        |  | P<br>C | P<br>C | P<br>C |        | P<br>C |        | P<br>C | P<br>C |        | P<br>C | P<br>C |        | P<br>C | Sec.<br>16-4-<br>102.B.<br>8.a |



|                                                                |  |  |  |  |  |  |  |  |  |        |        |        |  |        |        |        |  |        |        |  |  |        |                                |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------|--------|--------|--|--------|--------|--------|--|--------|--------|--|--|--------|--------------------------------|
| <b>Auto Repairs</b>                                            |  |  |  |  |  |  |  |  |  |        |        | P<br>C |  |        |        |        |  |        | P<br>C |  |  | P<br>C | Sec.<br>16-4-<br>102.B.<br>8.b |
| <b>Auto Sales</b>                                              |  |  |  |  |  |  |  |  |  |        |        | P      |  |        |        |        |  |        | P      |  |  | P      |                                |
| <b>Car Washes</b>                                              |  |  |  |  |  |  |  |  |  |        | P      | P      |  |        | P<br>C | P      |  |        | P      |  |  | P      | Sec.<br>16-4-<br>102.B.<br>8.c |
| <b>Commercial Parking Lot</b>                                  |  |  |  |  |  |  |  |  |  | P<br>C | P<br>C | P<br>C |  | P<br>C |        |        |  |        | P<br>C |  |  |        | Sec.<br>16-4-<br>102.B.<br>8.d |
| <b>Gas Sales</b>                                               |  |  |  |  |  |  |  |  |  | P<br>C | P<br>C | P<br>C |  |        | P<br>C | P<br>C |  | P<br>C | P<br>C |  |  | P<br>C | Sec.<br>16-4-<br>102.B.<br>8.d |
| <b>Taxicab Services</b>                                        |  |  |  |  |  |  |  |  |  |        |        | P      |  |        | P      |        |  |        | P      |  |  | P      |                                |
| <b>Towing Services</b><br>or Truck<br>or<br>Trailer<br>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/<br>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                                        |                   |    |                       |       |       |      |      |       |                                  |     |    |    | PC  | P |    | PC |    | PC |    |     | P  | Sec. 16-4-102.B. 8.e    |

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



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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

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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.

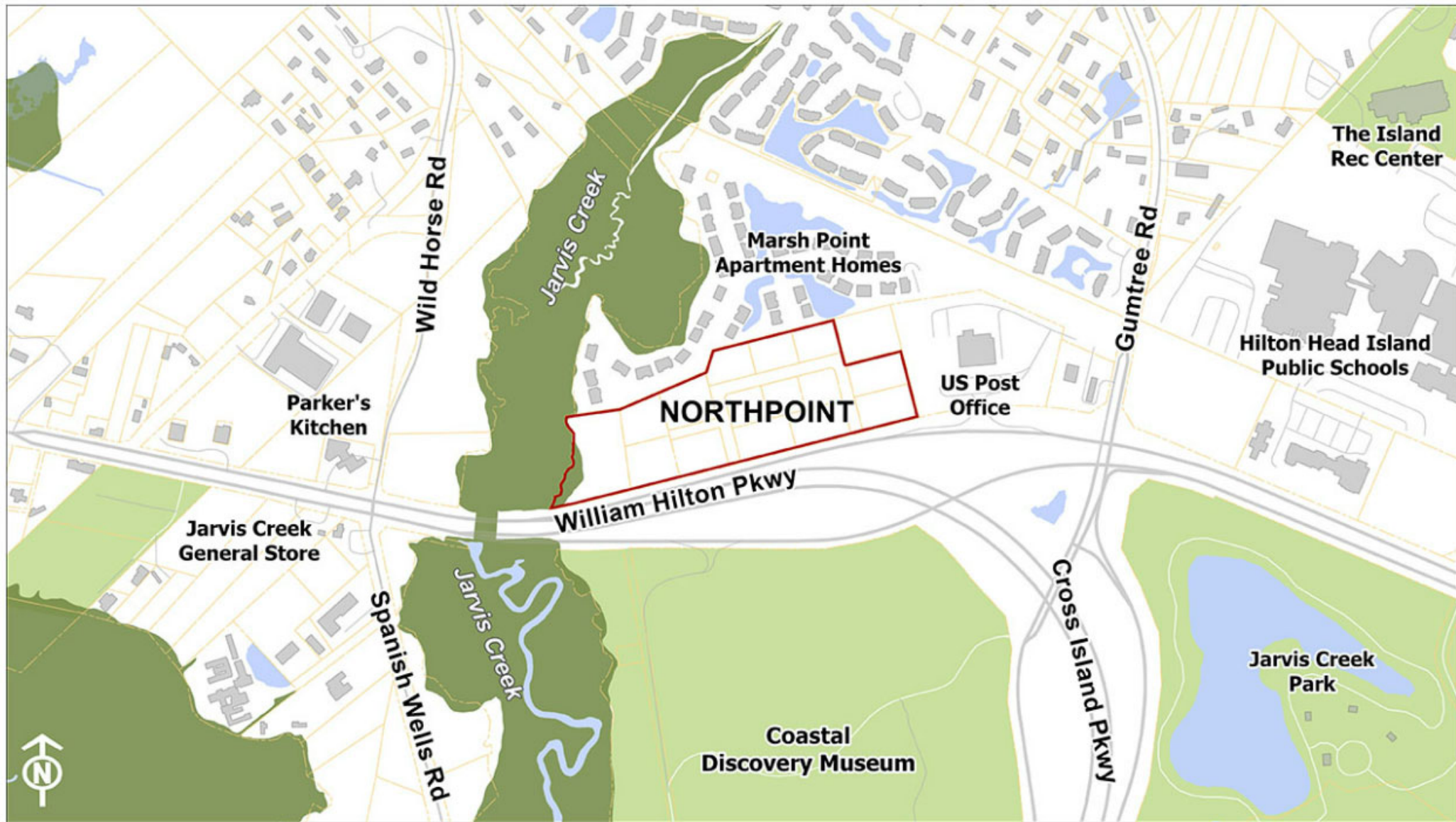




## Northpoint – ZMA and Text Amendments

June 3, 2025









### Zoning Timeline:

- ✓ Planning Commission – March 19, 2025
- ✓ Community Services and Public Safety Committee – April 21, 2025

### Text Amendments & Zoning Map Amendment

- RM-12, 25% density bonus for Workforce Housing for up to 15 units per acre
  - RM-12, 45% maximum impervious surface coverage
  - RM-12, Major Arterial and a minimum lot size of 5 acres
- 
- ✓ Town Council 1st Reading – May 20, 2025
  - ☐ Town Council 2<sup>nd</sup> Reading – June 3, 2025



### Background:

1. In 2019, the Town adopted a Workforce Housing Strategic Plan which outlined strategies the Town should implement in collaboration with the private sector
2. In 2020 and 2021, the Town adopted policy incentives to encourage the construction of workforce housing
3. February 22, 2022, Town Council held a workshop to discuss workforce housing initiatives
4. April 1, 2022, the Town issued a Request for Qualifications (RFQ) in support of the Northpoint location
5. June 21, 2022, Town Council created the Northpoint Public-Private Partnership Housing Advisory Committee
6. Sept 27, 2023, the Mayor and Town Manager announced OneStreet Residential as the Town's Preferred Development Partner
7. June 18, 2024, Town Council authorized the Town Manager to execute the Northpoint Workforce Housing DA
8. Sept 16, 2024, Town Council held a workshop which included the proposed ZMA and Text Amendments
9. Sept 24, 2024, Coastal Zone Consistency (CZC) application to the SC DES; approved on April 17, 2025
10. March 19, 2025, Planning Commission unanimously recommended approval of the ZMA and Text Amendments
11. April 21, 2025, Community Services and Public Safety Committee unanimously recommended approval of the ZMA and Text Amendments
12. May 20, 2025, Town Council unanimously approved First Reading of the ZMA and Text Amendments





### Project Scope:

1. 11 acres of Town-owned property located close to HHI schools, the Island Rec Center, and the Boys and Girls Club
2. Energy efficient sustainable neighborhood with high-quality architecture and construction
3. Approximately 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
  - Onsite property management
  - Community building with high-speed internet
  - Pool and outdoor communal spaces with grilling, pavilions, seating, and playground
  - Walking trails, indoor and outdoor fitness stations, and a community garden
  - Laundry appliances within each individual unit

### Workforce Affordability:

1. HHI essential workforce, such as teachers, first responders, health care providers, and hospitality workers
2. 60% to 150% of Area Median Income (AMI), with at least 50% of households earning 60% to 80% AMI
3. Affordability Covenants



### OneStreet Residential's Role:

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

### Town's Role:

1. Project vision
2. 11 acres of land through a 65-year ground lease
3. \$1 million grant with contributions secured from ARPA
4. **Zoning entitlements**
5. Long-term monitoring and programming support



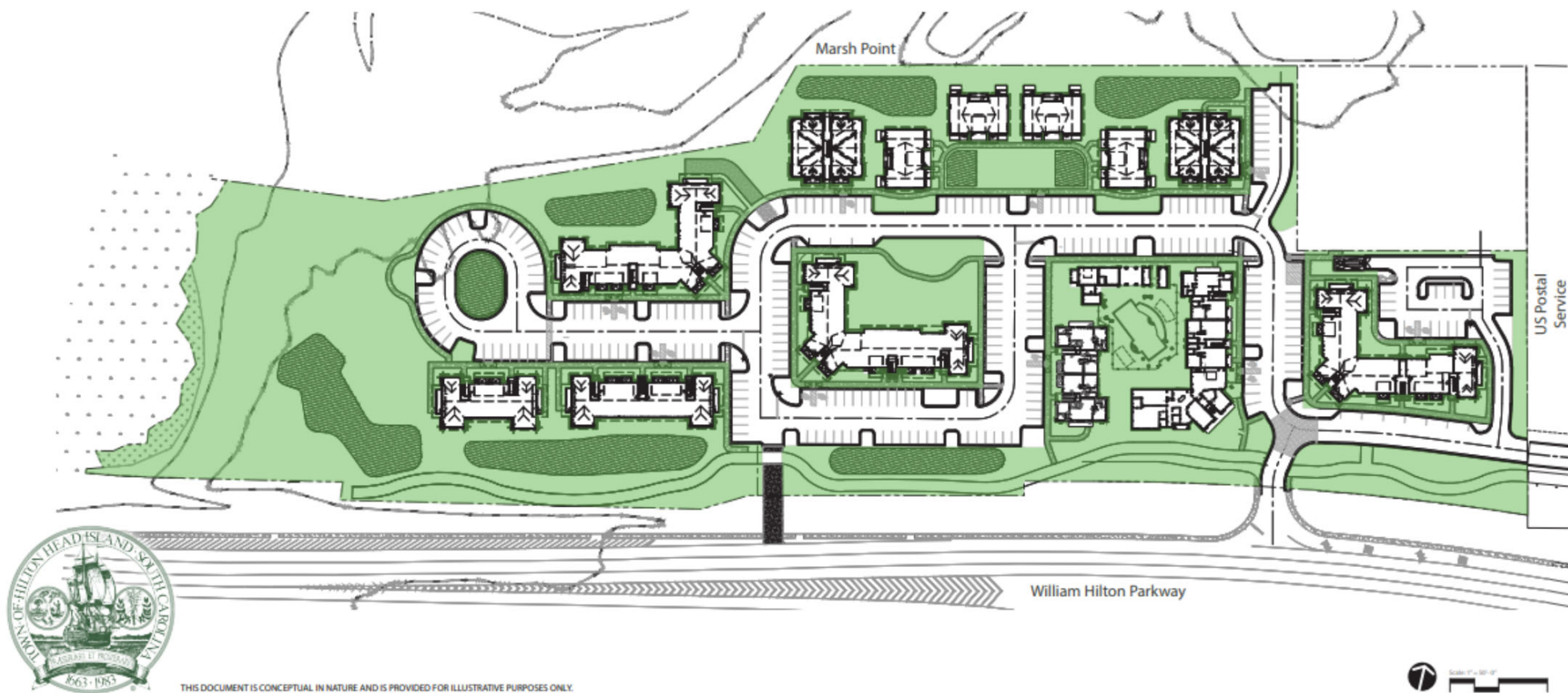


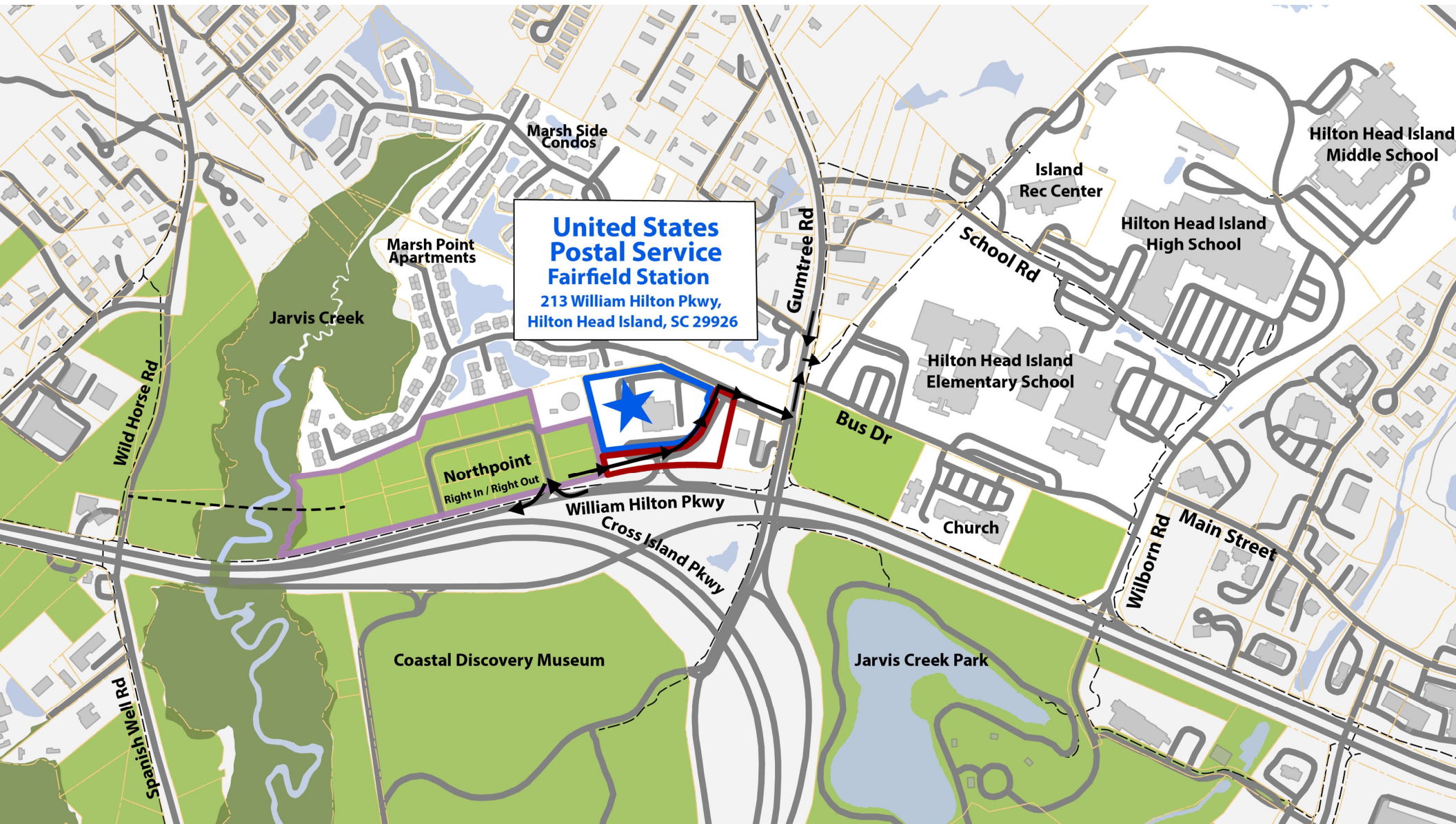
Total Gross Open Space  
~6.421 AC

(~56% of Total Gross Site Area)

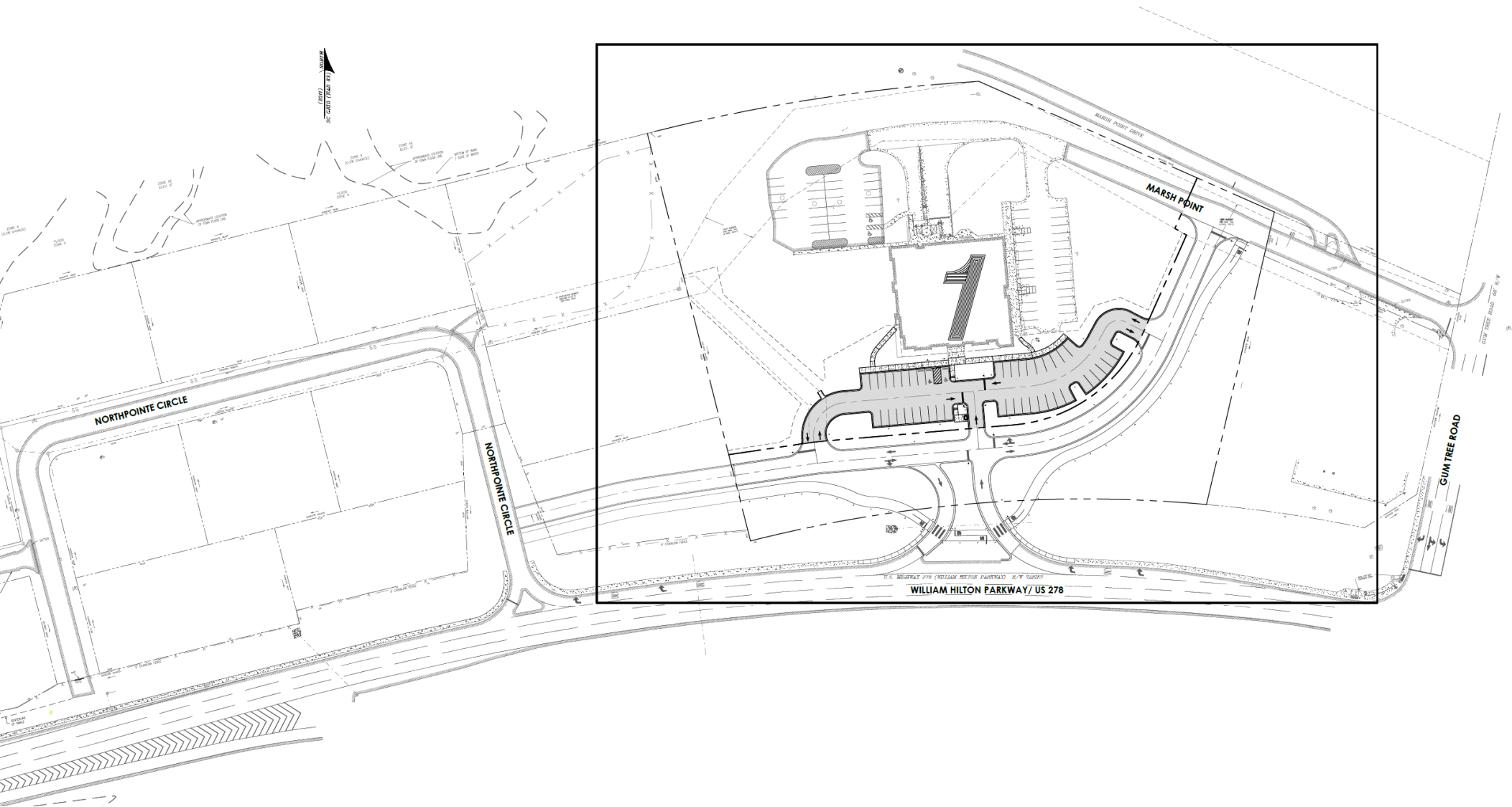
Net Developable Area: 10.025 AC  
Lot 121: 1.352 AC

Total Gross Site Area: 11.377 AC

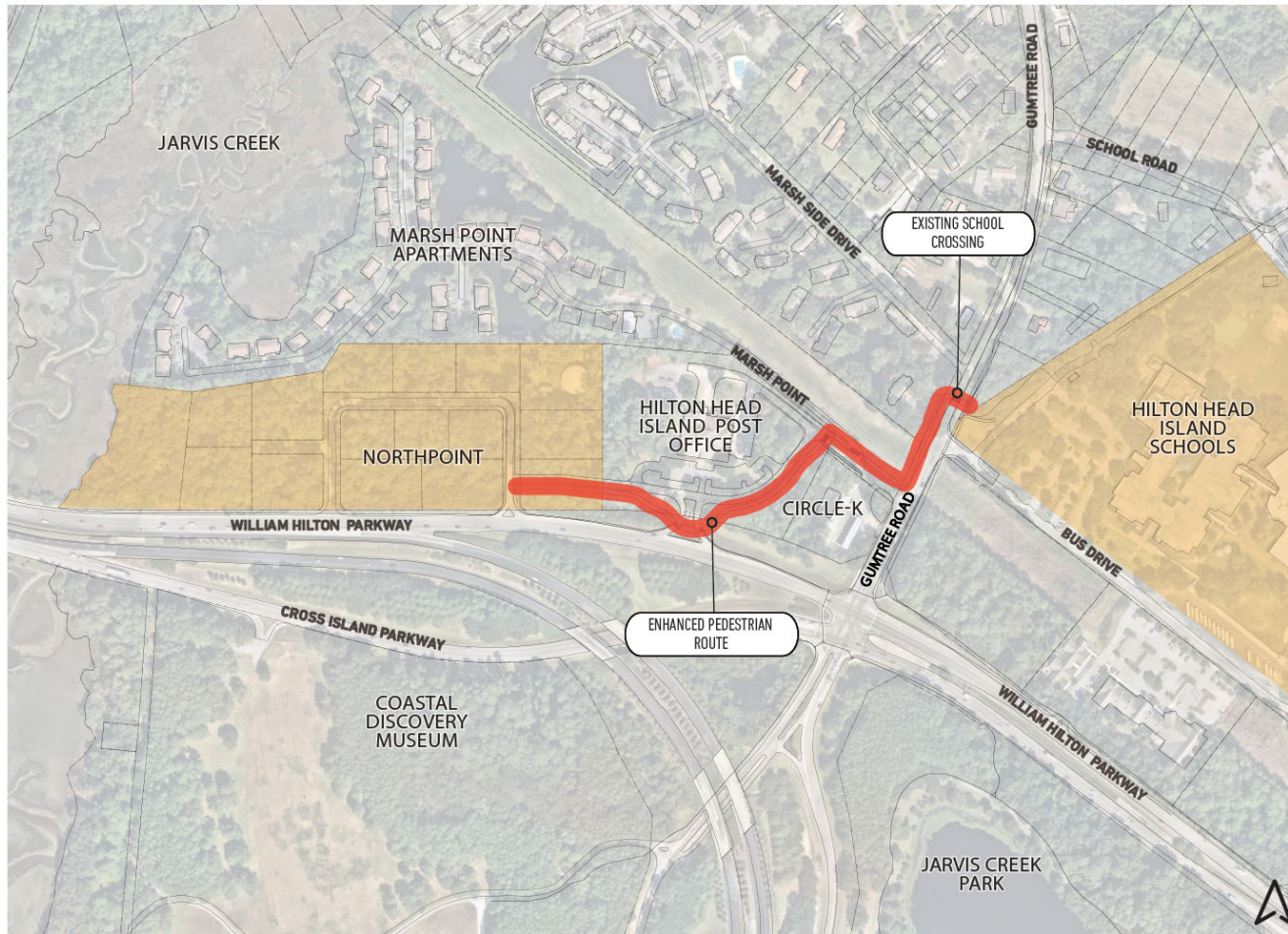








## PROJECT EXTENT & FOCUS AREA





# PROJECT ENLARGEMENT



GUMTREE CORRIDOR IMPROVEMENTS |

1A SCHOOL ZONE WARNING SIGN



1B SCHOOL ZONE WARNING ROADWAY MARKING



2A RRFB



2B RRFB WARNING MARKINGS AND SIGN



3A RAISED PEDESTRIAN CROSSING



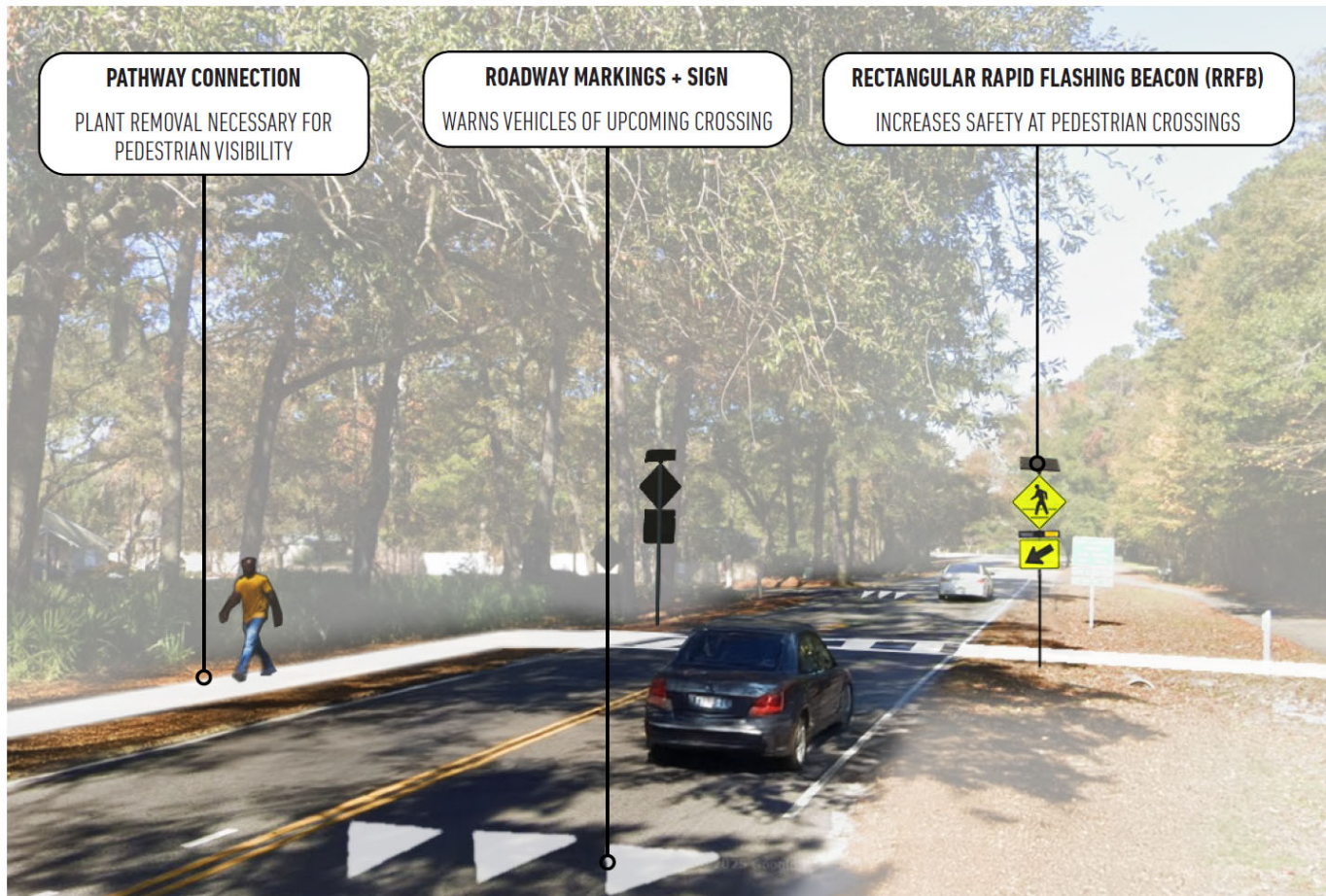
## LEGEND

EXISTING PATHWAY/SIDEWALK  
PROPOSED PATHWAY/SIDEWALK  
PROPOSED CROSSING



TOWN OF HILTON HEAD ISLAND, SC | MAY 20, 2025

## ENHANCED PEDESTRIAN CROSSING







Northpoint, Hilton Head Island, SC  
One Street Residential



Schematic Design Package  
Illustrative Site Plan  
03/07/2025













## TOWN OF HILTON HEAD ISLAND

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### TOWN COUNCIL

**TO:** Town Council  
**FROM:** Missy Luick, Director of Planning  
**CC:** Shawn Leininger, Assistant Town Manager  
**CC:** Marc Orlando, Town Manager  
**DATE:** June 3, 2025  
**SUBJECT:** Consideration of an Ordinance of the Town of Hilton Head Island to Amend the Official Zoning Map with Respect to the Real Property Located on Northpoint Circle to Rezone the Parcels from Parks and Recreation (PR) to Moderate to High Density Residential (RM-12) District; and to provide for Severability and an Effective Date

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#### **RECOMMENDATION:**

Town Council consider Second Reading an Ordinance of the Town of Hilton Head Island to Amend the Official Zoning Map, to include 16 Parcels located on Northpoint Circle from the Parks and Recreation (PR) District to the Moderate to High Density Residential (RM-12) District, and to provide for severability and an effective date, and forward a recommendation to Town Council.

#### **BACKGROUND:**

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 11.337 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).

The Planning Commission held a public hearing on March 19, 2025, and, after consideration of the criteria set forth in Land Management Ordinance (LMO) Section 16-2-103, voted unanimously to recommend that Town Council approve the proposed zoning map amendment, ZA-000023-2025.

On April 21, 2025 the Community Services and Public Safety Committee voted 3-0 to recommend approval to Town Council.

On May 20, 2025, Town Council unanimously approved First Reading of the proposed zoning map amendment, ZA-000023-2025.

### **SUMMARY OF AMENDMENT:**

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, which are also known as the Northpoint property. In total, the property is 11.337 acres.

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 minimum acreage (five acres) and location along a major arterial road.

### **ANALYSIS:**

Attachment 1 is the Staff Report, application, and related documents. This includes a detailed analysis of the zoning map amendment application as prepared by Town staff and reviewed by the Planning Commission.

#### ***Zoning Map Amendment Review Standards***

LMO Section 16-2-103.C.3, Zoning Map Amendment Review, outlines the criteria for review:

- i. Is in accordance with the Comprehensive Plan;
- ii. Would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity;
- iii. Is appropriate for the land;
- iv. Addresses a demonstrated community need;
- v. Is consistent with the overall zoning program as expressed in future plans for the Town;
- vi. Would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts;
- vii. Would allow the subject property to be put to a reasonably viable economic use;

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

Rezoning of the Northpoint Property from PR to RM-12 is consistent with the requirements of LMO Section 16-2-103.C.3, Zoning Map Amendment Review Standards as follows:

1. Rezoning the Northpoint Property from PR to RM-12 is in accordance with the Comprehensive Plan;
2. Rezoning the Northpoint Property from PR to RM-12 will allow uses that are compatible with the uses allowed on adjacent property;
3. Rezoning the Northpoint Property from PR to RM-12 will address a demonstrated community need;
4. Rezoning the Northpoint Property from PR to RM-12 is consistent with the Town's overall zoning plans and program;
5. Rezoning the Northpoint Property from PR to RM-12 will not create an inappropriately isolated zoning district unrelated to surrounding properties and zoning districts;
6. Rezoning the Northpoint Property from PR to RM-12 will allow a viable economic use on the Northpoint Property;
7. The Northpoint Property is served by available, adequate, and suitable public facilities and utilities,
8. Rezoning the Northpoint Property from PR to RM-12 is appropriate for the conditions existing in the area; and,
9. Rezoning the Northpoint Property from PR to RM-12 is appropriate due to changed and changing conditions in the Town and in the area of the Northpoint Property related to the need for workforce housing; and,
10. Rezoning the Northpoint Property from PR to RM-12 is not and will not be detrimental to the public health, safety, and welfare.

#### **TOWN COUNCIL ACTION:**

The Town Council shall review the application, staff report, Planning Commission recommendation, Community Services and Public Safety Committee recommendation and make a final decision on the application based on the standards in Sec. 16-2-103.C.3, Zoning Map Amendment (Rezoning) Review Standards.

The Town Council's decision shall be one of the following:

1. Adopt an ordinance approving the Zoning Map Amendment; or
2. Adopt a resolution denying the Zoning Map Amendment.

#### **ATTACHMENTS:**



1. Staff Report, Application, & Attachments
2. Ordinance
3. Northpoint Development Overview Presentation

|                                                                                   |                                                                        |              |                  |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------|------------------|
|  | <b>TOWN OF HILTON HEAD ISLAND<br/>COMMUNITY DEVELOPMENT DEPARTMENT</b> |              |                  |
| 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><br>1. R510 007 000 0121 0000<br>2. R510 007 000 0219 0000<br>3. R510 007 000 0230 0000<br>4. R510 007 000 0232 0000<br>5. R510 007 000 0233 0000<br>6. R510 007 000 0234 0000<br>7. R510 007 000 0235 0000<br>8. R510 007 000 0236 0000<br>9. R510 007 000 0237 0000<br>10. R510 007 000 0238 0000<br>11. R510 007 000 0239 0000<br>12. R510 007 000 0240 0000<br>13. R510 007 000 0241 0000<br>14. R510 007 000 0242 0000<br>15. R510 007 000 0243 0000<br>16. R510 007 000 0265 0000<br><br><u>Size:</u> 11.337 acres<br><br><u>Address:</u> Northpoint Circle | The Town of<br>Hilton Head Island,<br>1 Town Center Court<br>Hilton Head Island,<br>SC, 29928 | Marc Orlando,<br>Town Manager,<br>The Town of<br>Hilton Head Island,<br>1 Town Center Court<br>Hilton Head Island,<br>SC, 29928 |

| Existing Zoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Proposed Zoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><u>Overlay District:</u><br/>Corridor Overlay (COR) District</p> <p><u>Zoning District:</u><br/>All parcels are Parks and Recreation (PR) District</p> <p><u>Allowable Uses:</u><br/>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</p> | <p><u>Overlay District:</u><br/>Corridor Overlay (COR) District</p> <p><u>Proposed Zoning District:</u><br/>Moderate to High Density Residential (RM-12) District</p> <p><u>Allowable Uses:</u><br/>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</p> <p>Proposed Use Considered Under a Separate Priority LMO Amendment: Workforce Housing</p> |

| Application Summary:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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).</p> <p>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).</p> <p>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.</p> |
| Staff Recommendation:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Staff recommends that the Planning Commission find this application to be <b><u>consistent</u></b> 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.</p> <p>Staff recommends that the Planning Commission recommend <b><i>approval</i></b> of this application to Town Council.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

**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](http://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

1/6/2025  
 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.<sup>1</sup>

#### **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

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<sup>1</sup> 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](http://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

February 21, 2025

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, March 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-000023-2025: **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 District R510, Map 7, Parcel Numbers 121, 219, 230, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, and 265, 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](mailto:MissyL@hiltonheadislandsc.gov)

(843) 341-4693

Enclosure: Location Map on back of page





# Town of Hilton Head Island Zoning Map Amendment Location Map Northpoint Town-owned Property

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



# Attachment D, Survey of Northpoint

PROPERTY INFORMATION:  
TAX CARD INFORMATION & ACREAGES 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 ACREAGE  
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

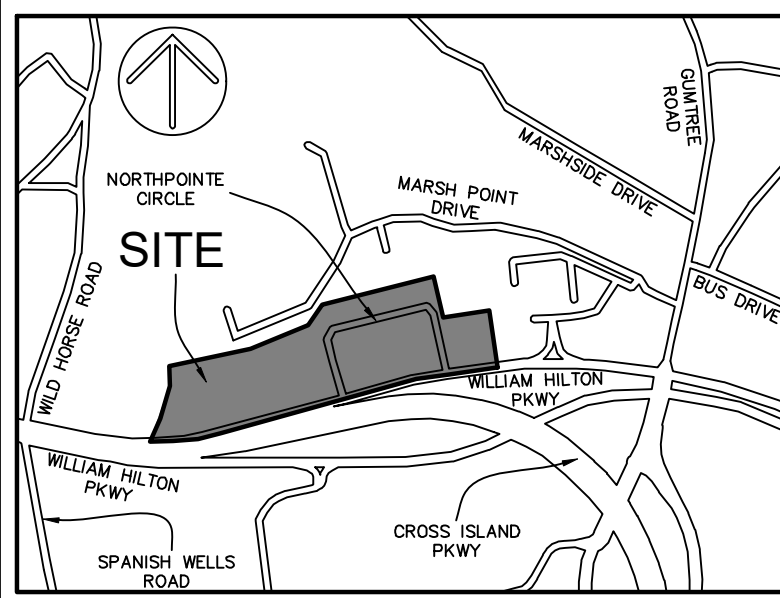
N/F  
TOWN OF HILTON HEAD ISLAND  
(LOT-9)  
TMS R510 007 000 0235 0000  
PB: 35 PG: 68  
PB: 64 PG: 4  
DB: 1577 PG: 1307  
21,500 SF  
0.494 AC

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 77°13'12" W 22°51'18" |
| 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 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  
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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

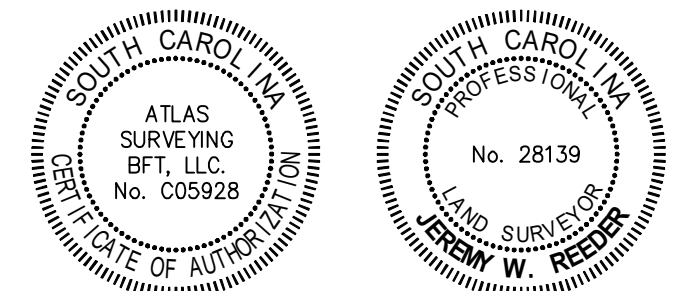
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FIELD CHECK: JRG  
DRAWN BY: JRG  
DATE: 01-18-2023  
SCALE: 1"=60'  
PROJECT NO.: BPT-22090  
FILED: 22090 ATI REVING

## COVER SHEET

# ATLAS

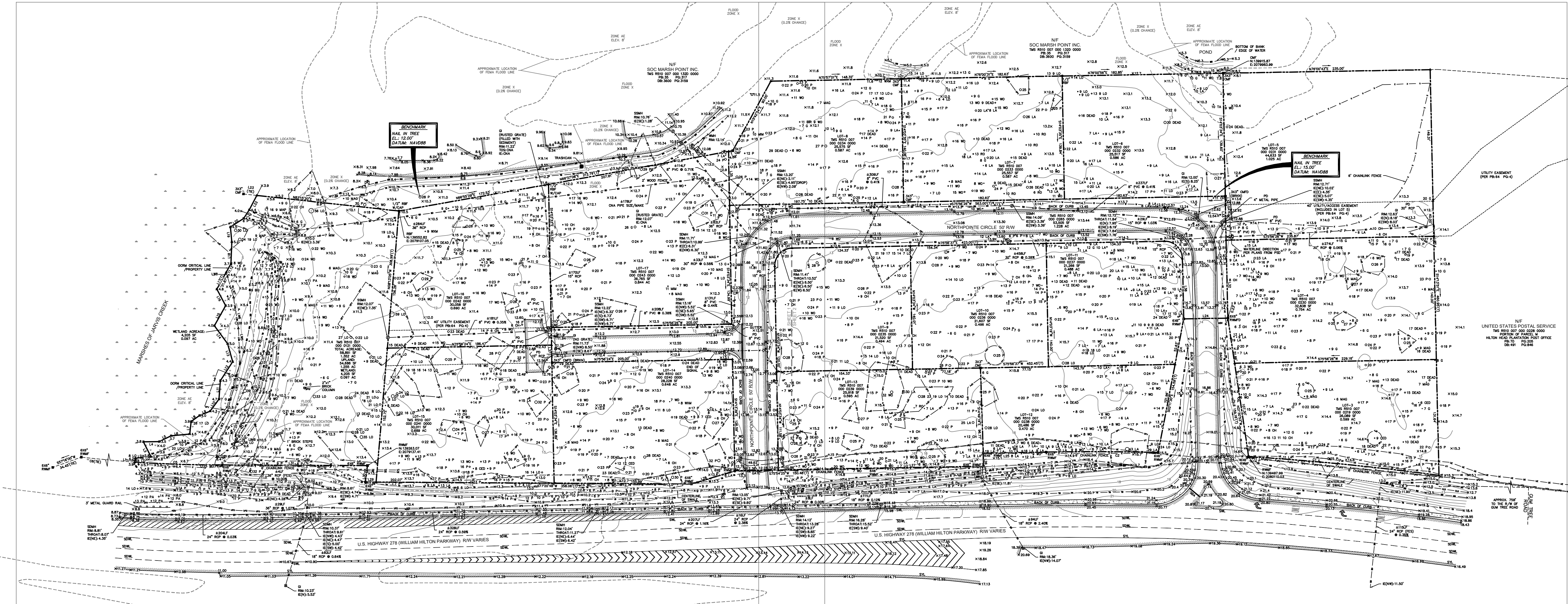
SURVEYING, INC.

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 PLAN 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 plan 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 LIMB  
BIRCH  
BLACK GUM  
CEDAR  
CHERRY

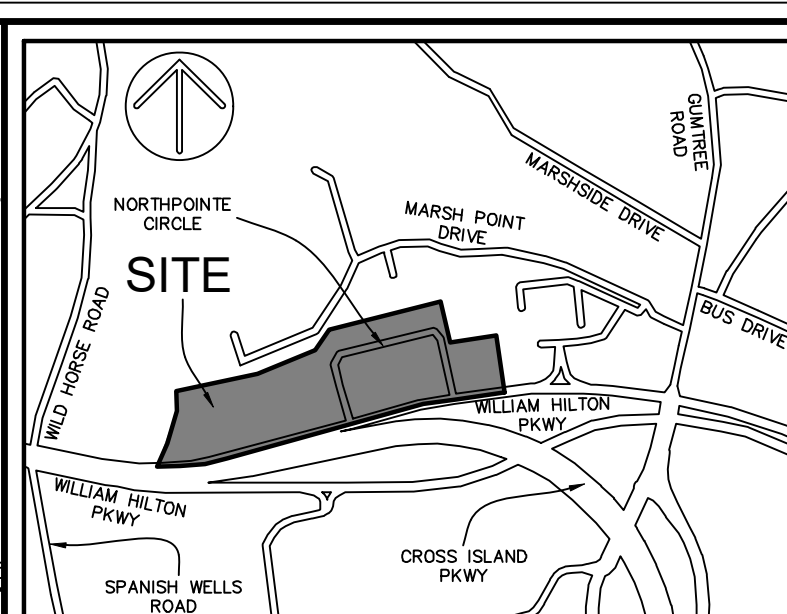
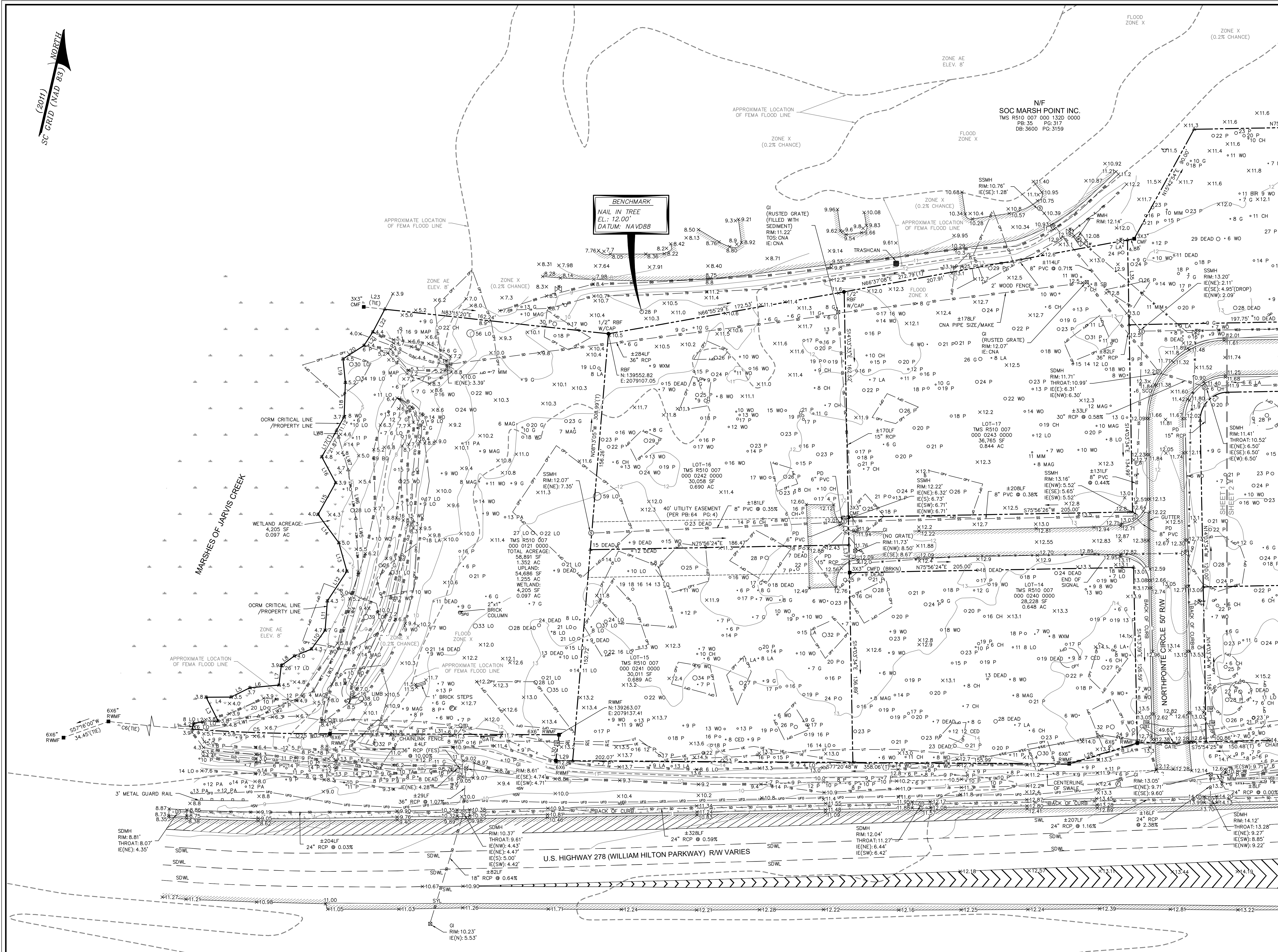
LEGEND  
SWEET GUM  
LAUREL OAK  
LIVE OAK  
RED MAPLE  
MAGNOLIA  
MIMOSA  
PINE  
PALMETTO  
RED OAK  
SUGAR BERRY  
SWAMP CHESTNUT OAK  
SYCAMORE  
TALLOW  
WATER OAK  
WAX MYRTLE

LEGEND  
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.
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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 |
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| R510 007 000 0245 0000 |

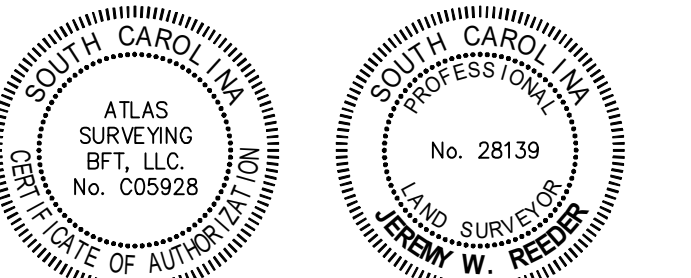
HILTON HEAD ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

| FIELD WORK:            | JLG        |
|------------------------|------------|
| FIELD CHECK:           | JHG        |
| DRAWN BY:              | JHG        |
| DATE:                  | 01-16-2025 |
| 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  
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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







Attachment E, Use Table Comparison Chart

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

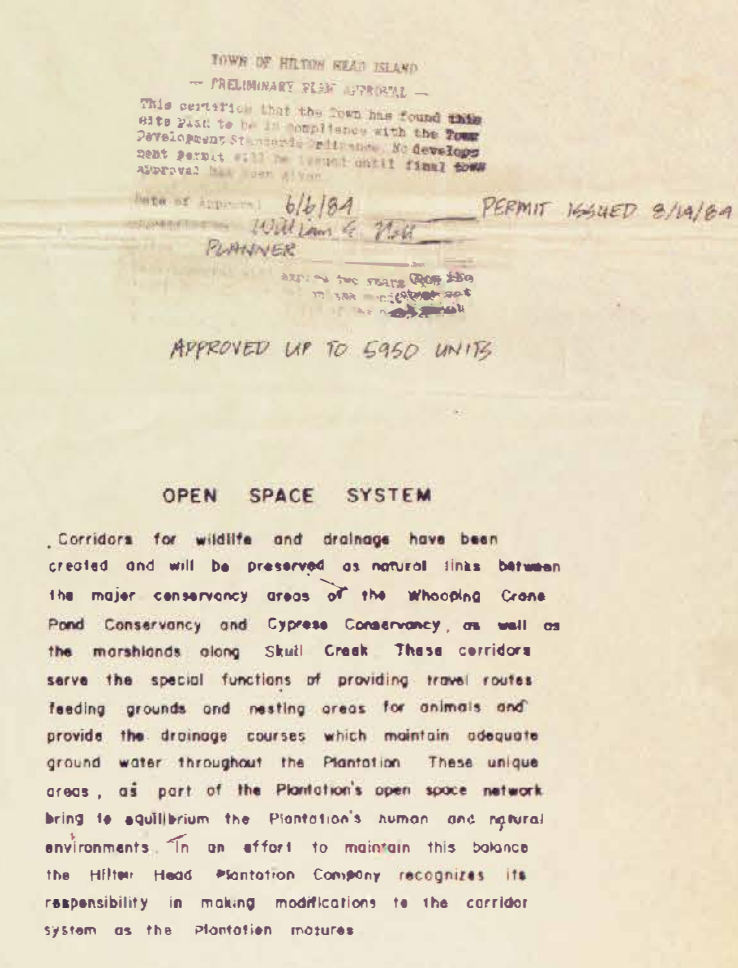
| (CURRENT)<br>PR Parks and Recreation District             | (PROPOSED)<br>RM-12 Moderate to High Density Residential District |
|-----------------------------------------------------------|-------------------------------------------------------------------|
| <b>Allowable Principal Uses</b>                           |                                                                   |
| <b>Residential Uses</b>                                   |                                                                   |
| N/A                                                       | Family Compound                                                   |
|                                                           | Family Subdivision                                                |
|                                                           | Group Living                                                      |
|                                                           | Multifamily                                                       |
|                                                           | Recreational Vehicle                                              |
|                                                           | Single-Family                                                     |
|                                                           | Workforce Housing (subject to LMO amendment)                      |
| <b>Public, Civic, Institutional, and Educational Uses</b> |                                                                   |
| 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                        |                                                                   |
| <b>Commercial Services</b>                                |                                                                   |
| Open Air Sales                                            | N/A                                                               |
| <b>Other Uses</b>                                         |                                                                   |
| Agriculture Uses                                          | Agriculture Uses                                                  |
| Boat Ramps, Docking Facilities, and Marinas               |                                                                   |
| <b>Development Form Standards</b>                         |                                                                   |
| <b>Max. Density (Per Net Acre)</b>                        |                                                                   |
| 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.                                                                                                                                                                                                  |





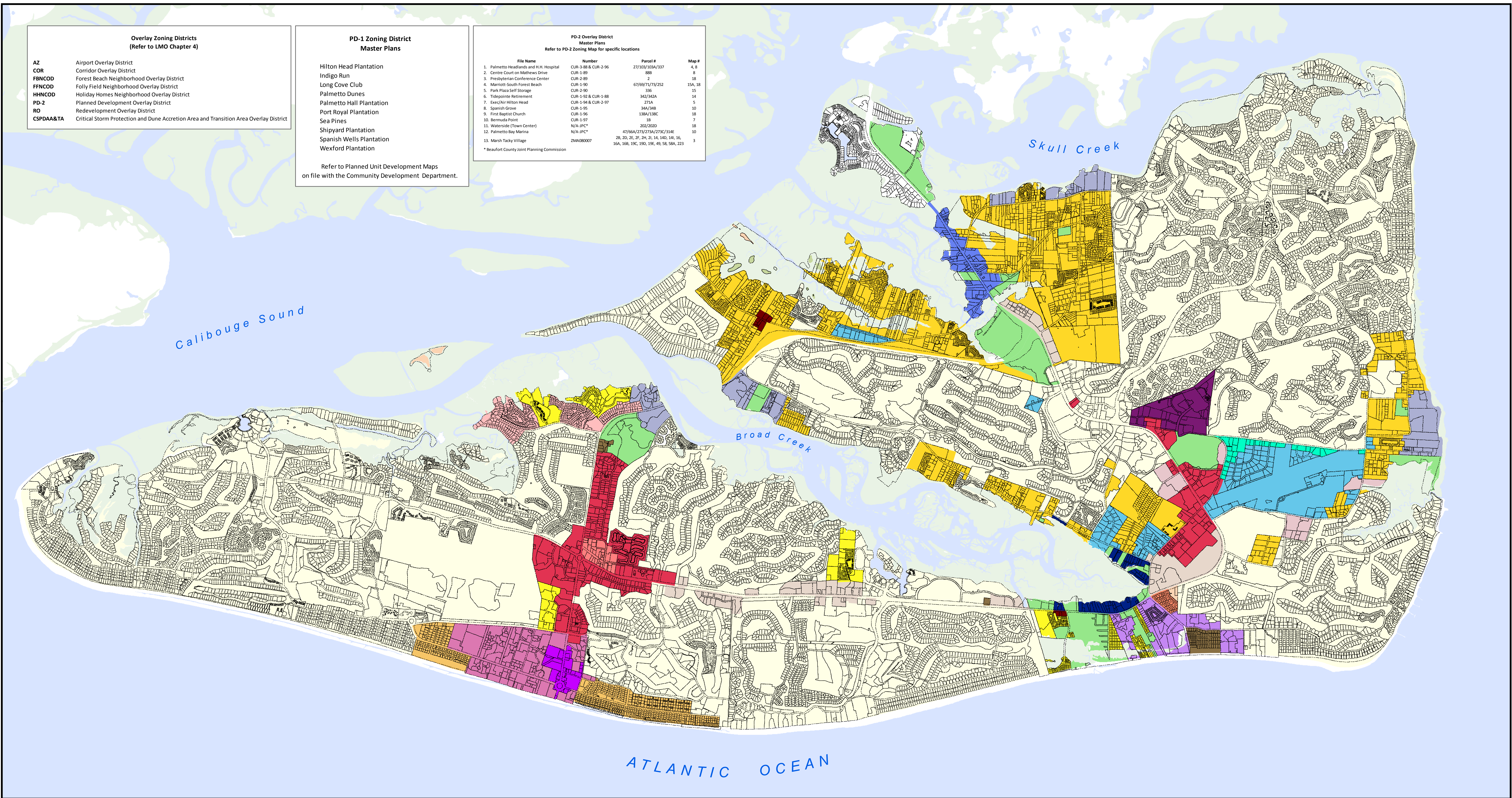
**HILTON HEAD PLANTATION**  
HILTON HEAD ISLAND, SOUTH CAROLINA 29928



| Overlay Zoning Districts<br>(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<br>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<br>on file with the Community Development Department. |  |

| PD-2 Overlay District<br>Master Plans<br>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-JPC*            | 202/2020                                                                                                            | 18      |
| 12. Palmetto Bay Marina                                                                  | N/A-JPC*            | 47/66A/278/279A/279C/314E<br>28, 20, 22, 27, 29, 30, 3A, 34D, 34E, 35,<br>16A, 16B, 16C, 19D, 19E, 49, 58, 58A, 223 | 10      |
| 13. Marsh Tacky Village                                                                  | ZMA080007           |                                                                                                                     | 3       |
| * Beaufort County Joint Planning Commission                                              |                     |                                                                                                                     |         |



# Town of Hilton Head Island

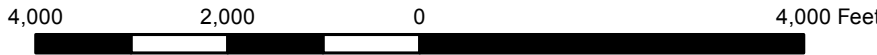
## OFFICIAL ZONING DISTRICT MAP

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.

1 inch = 2,000 feet



### 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   |

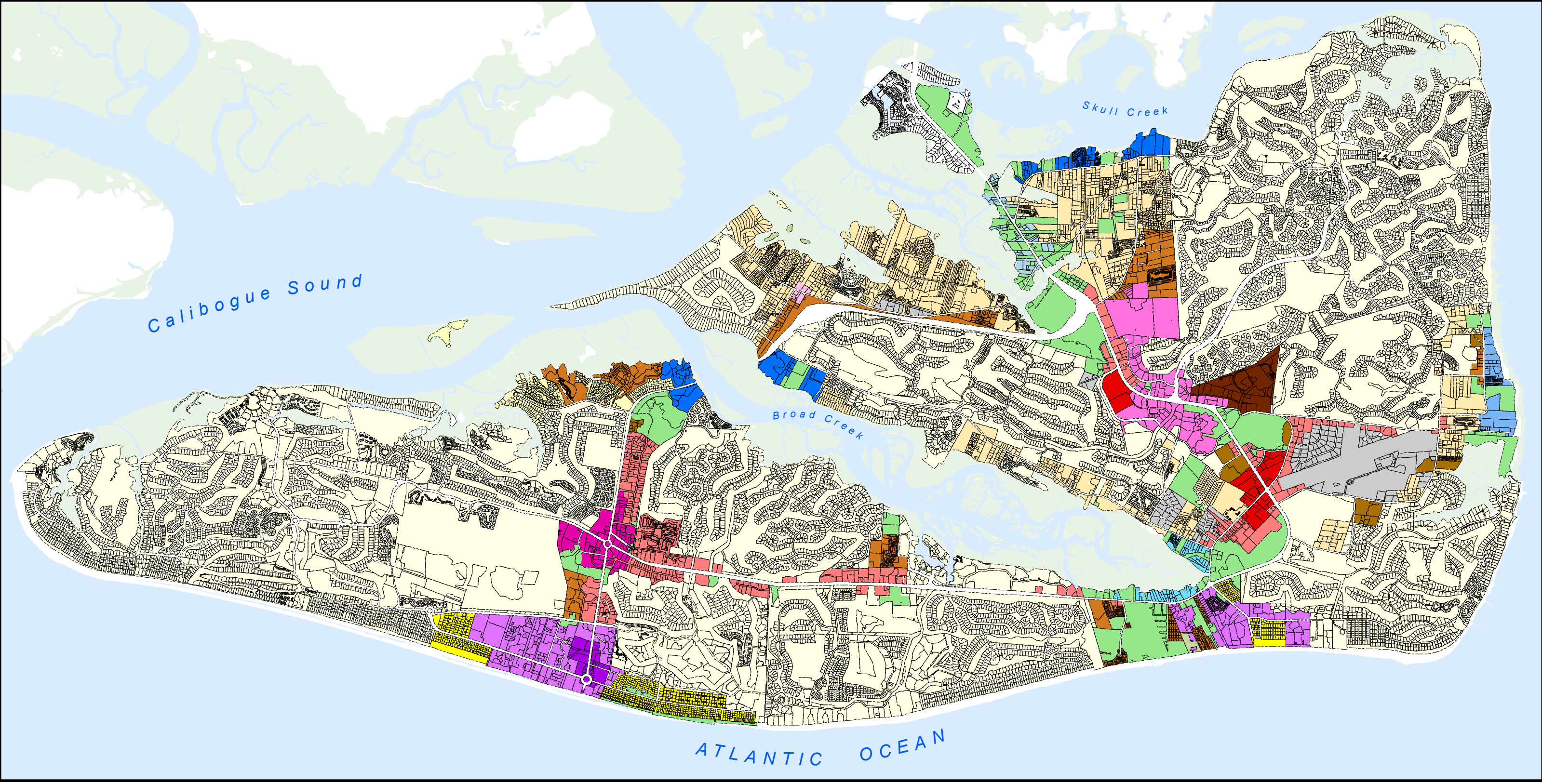
### OTHER ZONING DISTRICTS

|     |                                         |
|-----|-----------------------------------------|
| 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

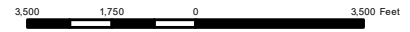
\* Effective Date is the most recent date the entire Zoning Map was adopted by Town Council.  
\*\* Last Update date is the most recent date any amendments to the Zoning District Map were adopted by Town Council.

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           |

### CONSERVATION & RECREATION DISTRICTS

|     |                      |
|-----|----------------------|
| CON | CONSERVATION         |
| PR  | PARKS AND RECREATION |

## Attachment H, 2014 Official Zoning District Map

Page 293 of 312



**TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND TO AMEND THE OFFICIAL ZONING MAP WITH RESPECT TO THE REAL PROPERTY LOCATED ON NORTHPOINT CIRCLE TO REZONE THE PARCELS FROM PARKS AND RECREATION (PR) MODERATE TO HIGH DENSITY RESIDENTIAL (RM-12), AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Hilton Head Island, South Carolina, is the owner of real property on Hilton Head Island, South Carolina, that is known and described as follows:

All those certain pieces, parcels or lots of land, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and described as “Lots 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and Northpointe Pointe Circle 50 Foot Right of Way,” on a plat entitled “An ALTA Survey of Tract “M” A Section of U. S. Highway 278,” prepared by Antoine Vines, S.C.R.L.S. 9064, which is recorded in the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 64 at Page 4;

AND ALSO,

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, originally being a portion of a 3.38 acre tract more particularly shown and described on that certain plat by Terry G. Hatchell, S.C.R.L.S. 11059, entitled "A Plat of A section of Honey Horn Plantation," dated April 30, 1986, and which is recorded in the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 34 at Page 77;

AND ALSO,

All that certain piece, parcel or tract of land containing a total of approximately 0.27 acres, situate, lying and being in Beaufort County, South Carolina, and being shown and described as “Area to be Acquired by PIN: R510 007 000 0265” on a Plat entitled “A Lot Line Reconfiguration of Northpointe Circle,” prepared by Jeremy Reeder, S. C. P.L.S. 28139, dated February 27, 2025, and which is recorded in the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 165 at Page 102.

This property is referred to herein as the “Northpointe Property.”

**WHEREAS**, the Northpointe Property is currently zoned PR (Parks and

Recreation”); and,

**WHEREAS**, the Northpointe Property is the subject of a “Workforce Housing Development Agreement” by and between One Street Residential, LLC, and the Town of Hilton Head Island, South Carolina, regarding the development of affordable workforce housing on the Northpointe Property; and,

**WHEREAS**, the Northpointe Property is bounded by the Right of Way of U. S. Highway 278, Jarvis Creek, property zoned Light Commercial and property zoned RM-4; and,

**WHEREAS**, the Town has determined that the zoning classification that is required to permit the development of the affordable workforce housing project is RM-12 (Moderate to High Density Residential);

**WHEREAS**, the Town has filed an application for a Zoning Map Amendment, ZA-000023-2025, to rezone the Northpointe Property from PR to RM-12; and,

**WHEREAS**, on March 19, 2025, the Planning Commission held a public hearing and after consideration of the staff presentation and the criteria set forth in § 16-2-103.C.3, *Municipal Code of The Town Of Hilton Head Island* (1983), voted unanimously to recommend that Town Council approve Zoning Map Amendment, ZA-000023-2025; and

**WHEREAS**, on April 21, 2025, the Community Services & Public Safety Committee voted unanimously to recommend approval for the proposed zoning map amendment, ZA-000023-2025, to Town Council; and,

**WHEREAS**, the Town Council finds that rezoning of the Northpointe Property from PR to RM-12 is consistent with the requirements of § 16-2-103.C.3, *Municipal Code of The Town Of Hilton Head Island* (1983), and:

- (a) Rezoning the Northpointe Property from PR to RM-12 is in accordance with the Comprehensive Plan;
- (b) Rezoning the Northpointe Property from PR to RM-12 will allow uses that are compatible with the uses allowed on adjacent property;
- (c) Rezoning the Northpointe Property from PR to RM-12 will address a demonstrated community need;
- (d) Rezoning the Northpointe Property from PR to RM-12 is consistent with the Town’s overall zoning plans and program;
- (e) Rezoning the Northpointe Property from PR to RM-12 will not create an inappropriately isolated zoning district unrelated to surrounding properties and zoning districts;
- (f) Rezoning the Northpointe Property from PR to RM-12 will allow a viable economic use on the Northpointe Property;

- (g) The Northpointe Property is served by available, adequate, and suitable public facilities and utilities,
- (h) Rezoning the Northpointe Property from PR to RM-12 is appropriate for the conditions existing in the area; and,
- (i) Rezoning the Northpointe Property from PR to RM-12 is appropriate due to changed and changing conditions in the Town and in the area of the Northpointe Property related to the need for affordable workforce housing; and,
- (j) Rezoning the Northpointe Property from PR to RM-12 is not and will not be detrimental to the public health, safety, and welfare

**WHEREAS**, the Town Council finds it is in the best interest of the Town and the health, safety, and welfare of its citizens, residents, to rezone the Northpointe Property from PR (Parks and Recreation) to RM-12 (Moderate to High Density Residential).

**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.** Zoning Map Amendment, ZA-000023-2025, is approved, and the Official Zoning Map of the Town of Hilton Head Island, § 16-1-107, *Municipal Code of the Town of Hilton Head Island, South Carolina* (1983), be amended as follows:

The zoning classification of the Northpointe Property is changed from PR (Parks and Recreation) to RM-12 (Moderate to High Density Residential).

**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: \_\_\_\_\_

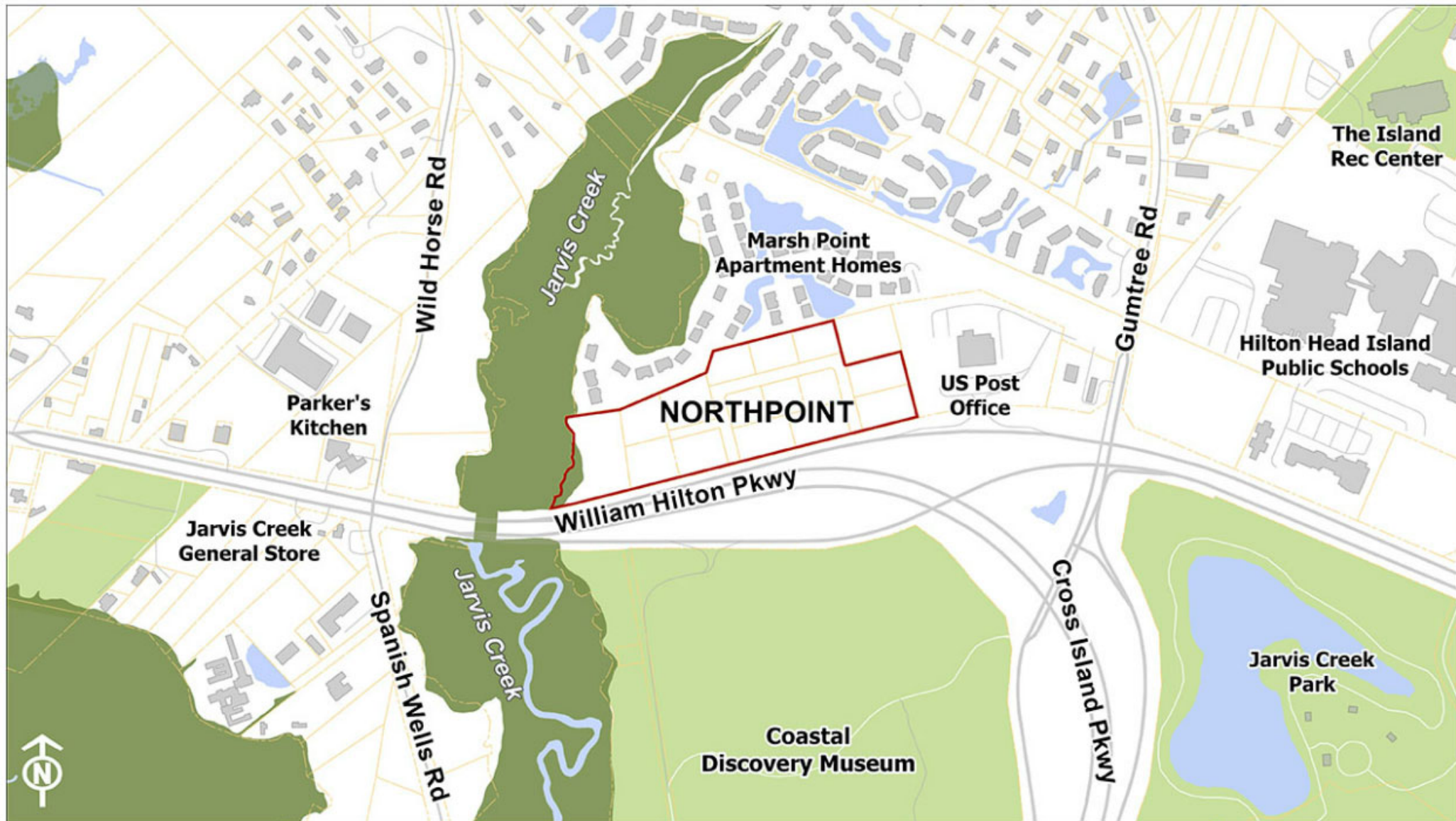




## Northpoint – ZMA and Text Amendments

June 3, 2025









### Zoning Timeline:

- ✓ Planning Commission – March 19, 2025
- ✓ Community Services and Public Safety Committee – April 21, 2025

### Text Amendments & Zoning Map Amendment

- RM-12, 25% density bonus for Workforce Housing for up to 15 units per acre
  - RM-12, 45% maximum impervious surface coverage
  - RM-12, Major Arterial and a minimum lot size of 5 acres
- 
- ✓ Town Council 1st Reading – May 20, 2025
  - ☐ Town Council 2<sup>nd</sup> Reading – June 3, 2025



### Background:

1. In 2019, the Town adopted a Workforce Housing Strategic Plan which outlined strategies the Town should implement in collaboration with the private sector
2. In 2020 and 2021, the Town adopted policy incentives to encourage the construction of workforce housing
3. February 22, 2022, Town Council held a workshop to discuss workforce housing initiatives
4. April 1, 2022, the Town issued a Request for Qualifications (RFQ) in support of the Northpoint location
5. June 21, 2022, Town Council created the Northpoint Public-Private Partnership Housing Advisory Committee
6. Sept 27, 2023, the Mayor and Town Manager announced OneStreet Residential as the Town's Preferred Development Partner
7. June 18, 2024, Town Council authorized the Town Manager to execute the Northpoint Workforce Housing DA
8. Sept 16, 2024, Town Council held a workshop which included the proposed ZMA and Text Amendments
9. Sept 24, 2024, Coastal Zone Consistency (CZC) application to the SC DES; approved on April 17, 2025
10. March 19, 2025, Planning Commission unanimously recommended approval of the ZMA and Text Amendments
11. April 21, 2025, Community Services and Public Safety Committee unanimously recommended approval of the ZMA and Text Amendments
12. May 20, 2025, Town Council unanimously approved First Reading of the ZMA and Text Amendments





### Project Scope:

1. 11 acres of Town-owned property located close to HHI schools, the Island Rec Center, and the Boys and Girls Club
2. Energy efficient sustainable neighborhood with high-quality architecture and construction
3. Approximately 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
  - Onsite property management
  - Community building with high-speed internet
  - Pool and outdoor communal spaces with grilling, pavilions, seating, and playground
  - Walking trails, indoor and outdoor fitness stations, and a community garden
  - Laundry appliances within each individual unit

### Workforce Affordability:

1. HHI essential workforce, such as teachers, first responders, health care providers, and hospitality workers
2. 60% to 150% of Area Median Income (AMI), with at least 50% of households earning 60% to 80% AMI
3. Affordability Covenants





### OneStreet Residential's Role:

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

### Town's Role:

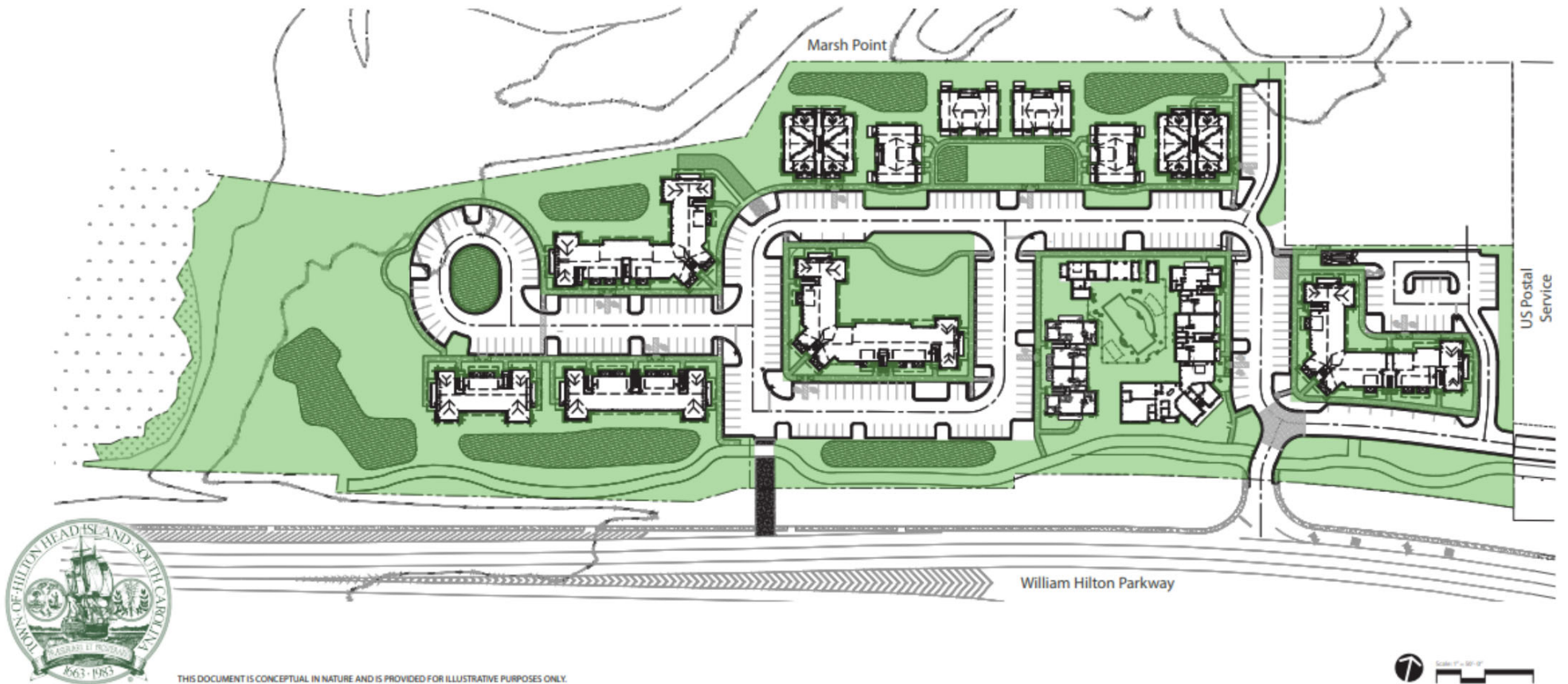
1. Project vision
2. 11 acres of land through a 65-year ground lease
3. \$1 million grant with contributions secured from ARPA
4. **Zoning entitlements**
5. Long-term monitoring and programming support



Total Gross Open Space  
~6.421 AC

(~56% of Total Gross Site Area)

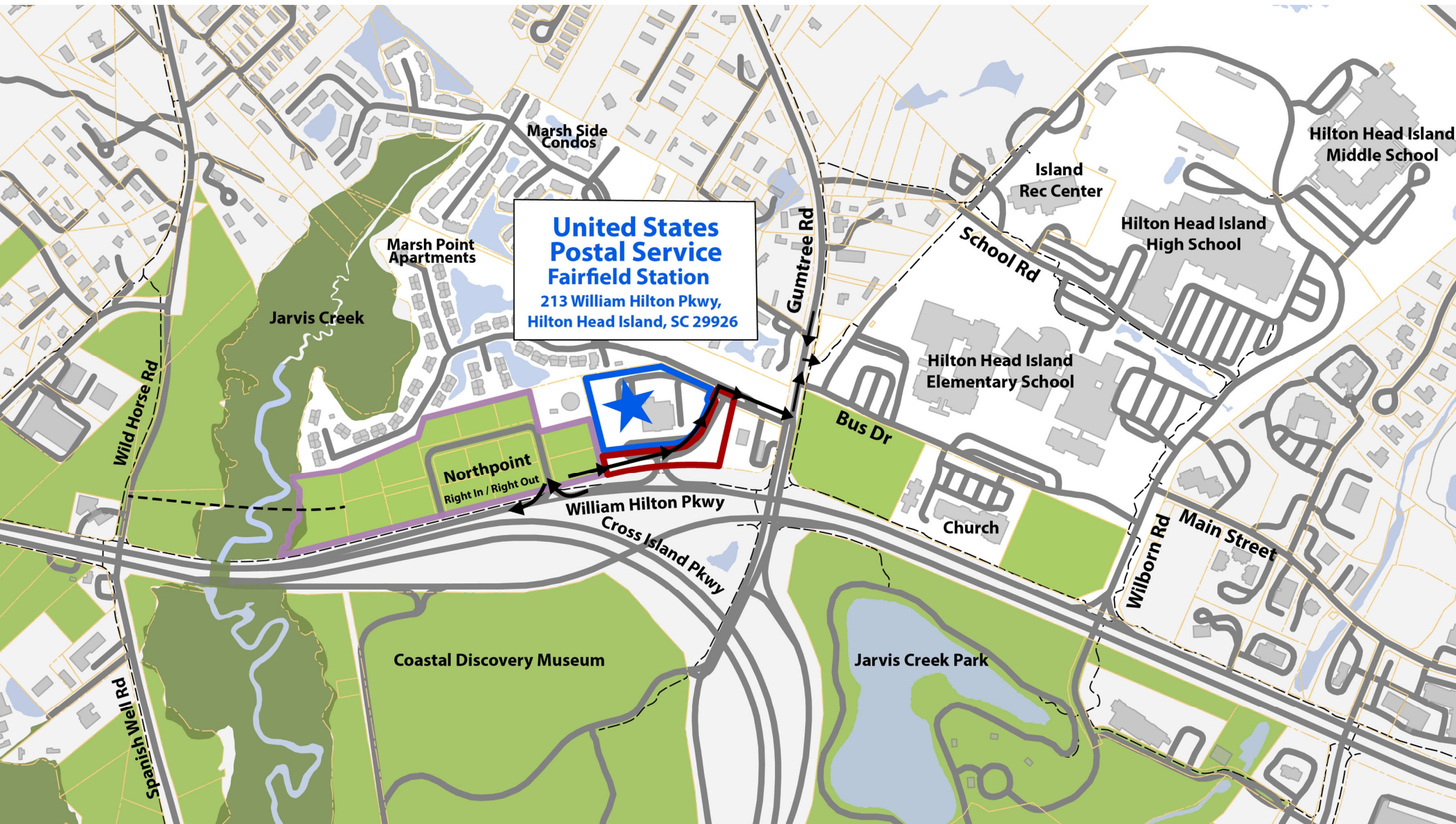
|                        |           |
|------------------------|-----------|
| Net Developable Area:  | 10.025 AC |
| Lot 121:               | 1.352 AC  |
| Total Gross Site Area: | 11.377 AC |



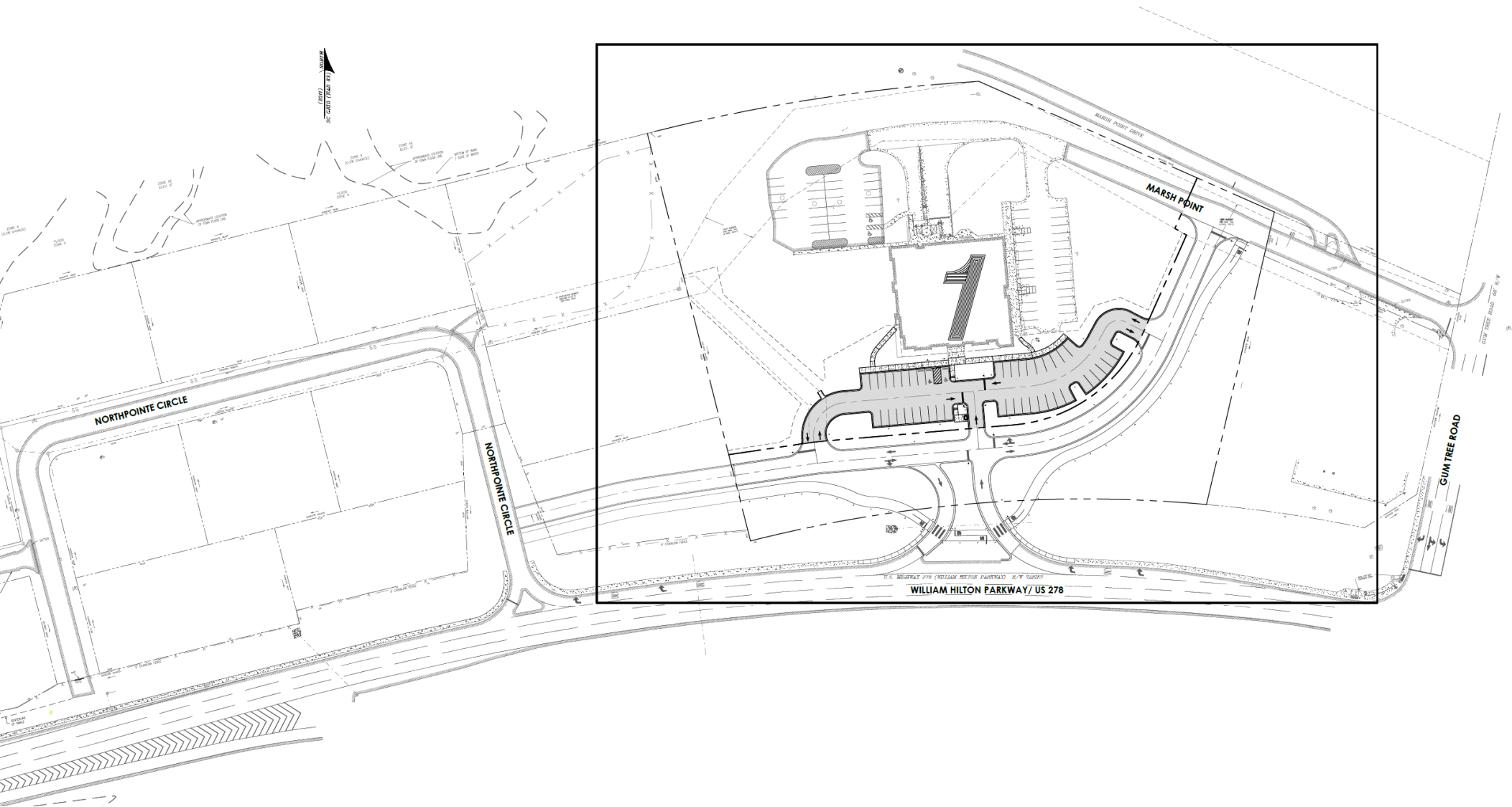
THIS DOCUMENT IS CONCEPTUAL IN NATURE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.



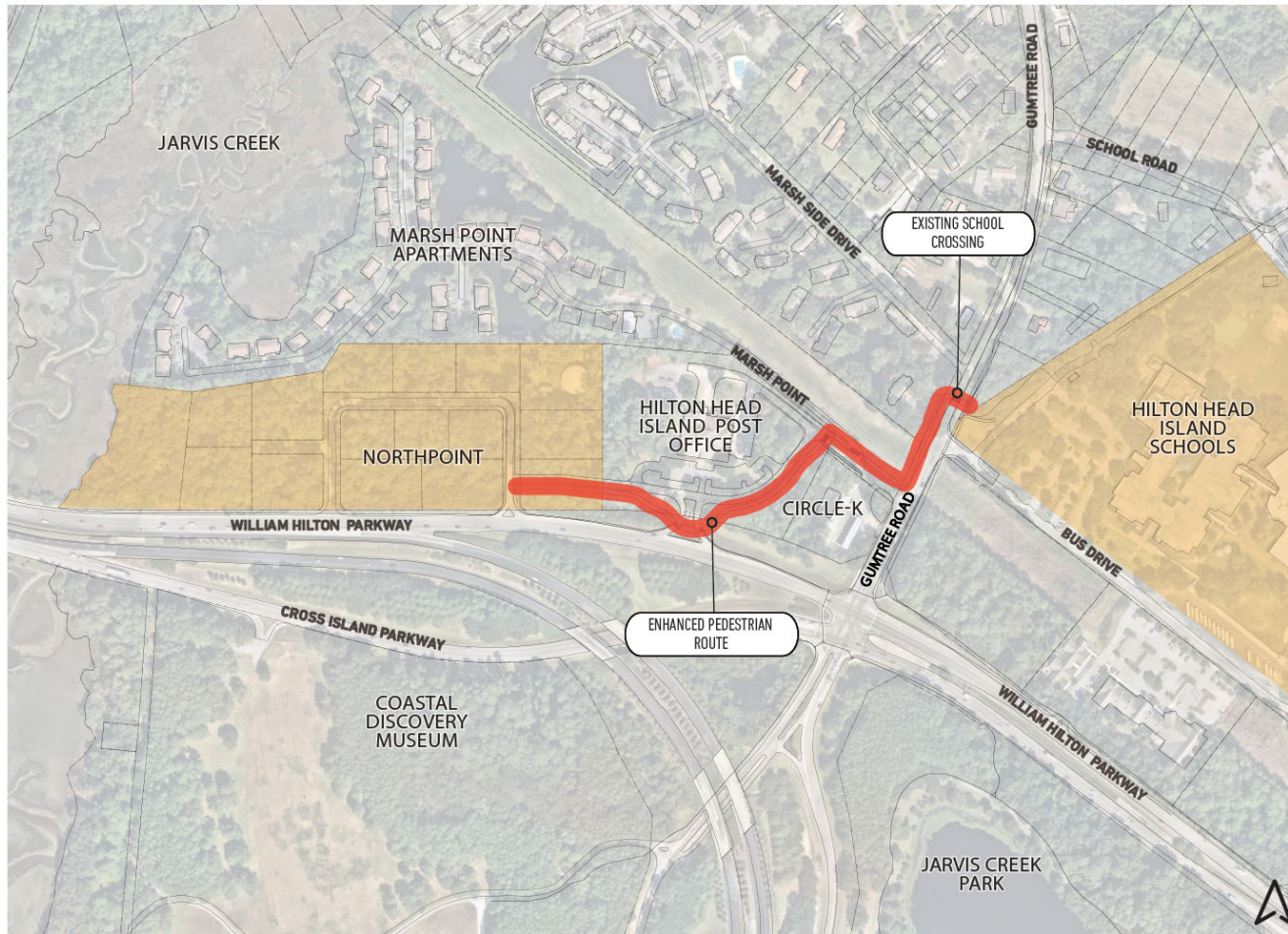








## PROJECT EXTENT & FOCUS AREA





# PROJECT ENLARGEMENT



GUMTREE CORRIDOR IMPROVEMENTS |

1A SCHOOL ZONE WARNING SIGN



1B SCHOOL ZONE WARNING ROADWAY MARKING



2A RFB



2B RFB WARNING MARKINGS AND SIGN

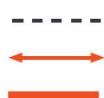


3A RAISED PEDESTRIAN CROSSING



## LEGEND

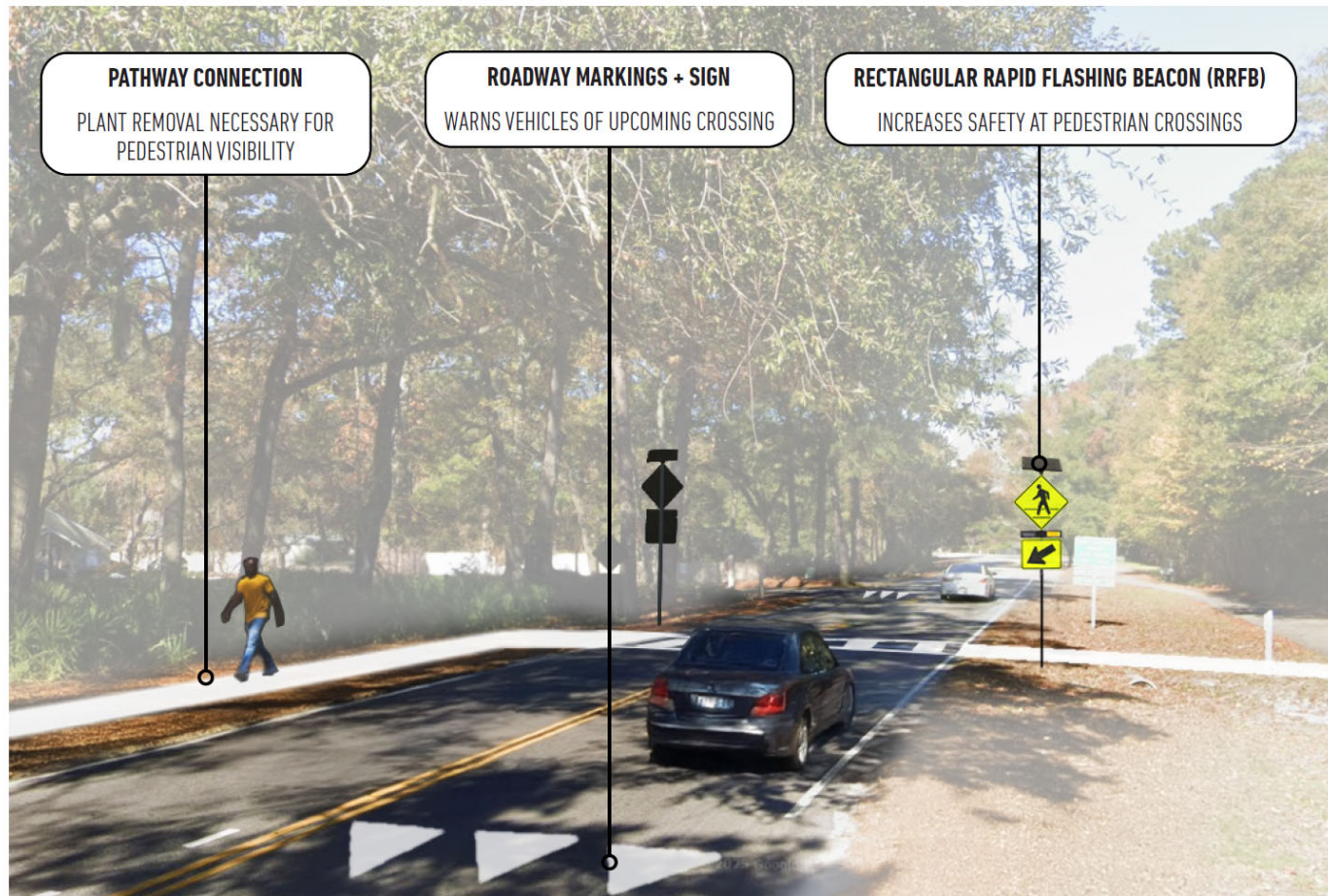
EXISTING PATHWAY/SIDEWALK  
PROPOSED PATHWAY/SIDEWALK  
PROPOSED CROSSING



TOWN OF HILTON HEAD ISLAND, SC | MAY 20, 2025



## ENHANCED PEDESTRIAN CROSSING







Northpoint, Hilton Head Island, SC  
One Street Residential



Schematic Design Package  
Illustrative Site Plan  
03/07/2025







