



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, August 20, 2025, 2:00 PM

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

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

1. **Call to Order**
2. **Pledge to the Flag**
3. **Adoption of the Agenda**
4. **Chairman's Report**
 - a. New Member Welcome - Mayor Alan Perry
5. **Approval of the Minutes**
 - a. Regular Meeting Minutes of July 16, 2025
6. **Unfinished Business**
7. **New Business**
 - a. **STDV-000661-2025** – Consideration of a Public Hearing for a street name request from Brendan Barr of One Street Residential proposing to name four new streets off Northpointe Circle. The affected parcels are identified on Beaufort County Tax Maps as Parcels R510 007 000 0121 0000, R510 007 000 0219 0000, R510 007 000 0228 0000, R510 007 000 0230 0000, R510 007 000 0231 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, R510 007 000 0243 0000, and R510 007 000 0265 0000. - Joheida Fister, Deputy Fire Chief
 - b. Public Hearing for 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 16-3-105.H, 16-4-102.A.6, 16-4-105, and 16-4-102.B.1 to allow residential Workforce Housing within the Medical (MED)

Zoning District. - Shawn Leininger, Assistant Town Manager

- c. Public Hearing for Consideration of an Ordinance of the Town of Hilton Head Island to Amend the Official Zoning Map with Respect to the Real Property located at Bethea Drive to Amend the Palmetto Headlands/H.H. Hospital Master Plan within the Planned Development Overlay District (PD-2) for Beaufort County Tax Map Parcels R510 008 000 337A 0000, R510 008 000 0337 0000 and R510 008 000 0452 0000 to change the allocated uses from Commercial Use to Commercial or Residential Use and to Provide for Severability and an Effective Date. - Shawn Leininger, Assistant Town Manager
- d. **PPR-000119-2025** - Public Hearing Request from Scott Harris, with the Town of Hilton Head Island, for the Public Project Review for a new park facility on the Town-owned parcel located at 252 Wild Horse Road. The affected parcel is Beaufort County Tax Map Parcel R510 003 000 0027 0000. - Brian Eber, Principal Planner

8. Public Comment - Non Agenda Items

9. Commission Business

- a. Nomination and Recommendation to Town Council of Two (2) Planning Commission Members to Fill Vacancies on the Gullah Geechee Land & Cultural Preservation Task Force
- b. Appointment of Board Secretary for July 1, 2025 - June 30, 2026 Term

10. Staff Reports

- a. **DPR-000412-2025** – Jennifer Palmer of Seamon Whiteside & Associates, on behalf of The Town of Hilton Head Island, is proposing a Workforce Housing Development Project at 10 Northpointe Circle. This new development consists of multifamily units and townhome cottages, totaling 157 units and supporting infrastructure. The subject property is zoned Moderate to High Density Residential District (RM-12) and is located within the Corridor Overlay. The affected parcels are identified on Beaufort County Tax Map 7 as Parcels 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, R510 007 000 0243 0000, and R510 007 000 0265 0000. - Michael Connolly, Senior Planner

11. Adjournment

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of

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

Municipal Association of South Carolina (MASC) Civility Pledge:

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



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, July 16, 2025, 2:00 PM Minutes

1. Call to Order

Chairman Henz called the meeting to order at 1:59 pm.

2. Pledge to the Flag

3. Adoption of the Agenda

Commissioner Siebold made a motion to adopt the agenda as presented. Commissioner Lobaugh seconded. Motion carried 9-0.

4. Commission Business

a. Recognition of Outgoing Commissioner John Campbell

Outgoing Chair Bruce Siebold recognized outgoing Commissioner John Campbell for his dedicated service and presented a certificate of appreciation. Mr. Campbell served two terms, including time as Vice-Chair, and was commended for his thorough preparation, insightful questions, and valuable contributions, particularly his knowledge of native islander issues.

b. Welcome to New Members

Chairman Henz welcomed new Planning Commissioners Margaret Hewitt, Jeff Turnbull, and Bill Redman to the Commission. Ellen Whaley was recognized as the newly elected Vice Chair. Commissioner Bruce Siebold was also thanked for his years of dedicated leadership as Chair and acknowledged for continuing his service on the Commission.

c. Upcoming Nomination and Recommendation to Town Council of Two (2) Planning Commission Members to Fill Vacancies on the Gullah Geechee Land & Cultural Preservation Task Force

The Commission was informed that at its next meeting, it will nominate two members to fill vacancies on the Gullah Geechee Land & Cultural Preservation Task Force. This task force, the Planning Commission's only subcommittee, plays a vital role in advancing the town's strategic goal of preserving, protecting, and celebrating Gullah Geechee culture. The two previous representatives, Commissioners Campbell and Henz, are stepping down from the task force.

5. Approval of the Minutes

a. Regular Meeting Minutes of June 18, 2025

Commissioner Siebold made a motion to approve the meeting minutes of June 18, 2025. Commissioner Hewitt seconded. Motion carried 9-0.

6. Unfinished Business

7. New Business

- a. Consideration of a request from Abode Development, in partnership with Novant Health and the Coastal Community Development Corporation (CCDC), for Planning Commission initiation of an amendment to Title 16 of the Municipal Code, the Land Management Ordinance, to amend Sections 16-3-105.H, 16-4-102.A.6, 16-4-105, 16-4-102.B.1 to allow residential Workforce Housing within the Medical (MED) District. - Shawn Leininger, Assistant Town Manager

Assistant Town Manager Shawn Leininger presented a request from Abode Development, in partnership with Novant Health and the Coastal Community Development Corporation (CCDC), for the Planning Commission to initiate a text amendment to the Land Management Ordinance. The proposed amendment would allow new construction of residential workforce housing within the Medical (MED) Zoning District, expanding beyond the current allowance for residential uses only through conversion of existing non-residential buildings. The amendment would apply to the Medical District overall but be limited in implementation by a concurrent PD-2 overlay amendment to restrict the location of residential use.

Mr. Leininger explained the amendment would support development of 126 workforce housing units on approximately 5.4 upland acres located behind Hilton Head Hospital. The proposed housing would meet established workforce housing requirements, with 30% of units affordable to those earning up to 80% of AMI, and the remainder staggered up to 150% AMI.

The Commission discussed the amendment's consistency with the Comprehensive Plan, potential impacts on future medical needs, the environment, and the scope of precedent it might set. Members also inquired about drainage concerns, the condition of existing buildings, and coordination with Hilton Head Plantation. The applicant confirmed that the existing buildings were not viable for conversion and noted continued engagement with neighboring stakeholders.

Following discussion, Commissioner Lobaugh made a motion to approve the request for staff to initiate the amendment and prepare draft language for future review. Commissioner DuBois seconded the motion. Motion carried 9-0.

8. Public Comment - Non Agenda Items

9. Chairman's Report

10. Staff Reports

11. Adjournment

Chairman Henz adjourned the meeting at 2:37 pm.

The full recording and a transcript of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov



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

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

**STAFF REPORT
NEW STREET NAME**

Case #	New Street Name	Public Hearing Date
STDV-000662-2025	Northpoint Circle Fairfield Station Dunebrook Court Fencliff Trail	August 20, 2025

Parcel Data or Location:	Applicant/Agent
R511 007 000 0121 0000	<p align="center">Brendan Barr 104 Interstate North Pkwy East SE Atlanta, GA 30339</p>
R511 007 000 0219 0000	
R511 007 000 0230 0000	
R511 007 000 0232 0000	
R511 007 000 0233 0000	
R511 007 000 0234 0000	
R511 007 000 0235 0000	
R511 007 000 0236 0000	
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R511 007 000 0240 0000	
R511 007 000 0241 0000	
R511 007 000 0242 0000	
R511 007 000 0243 0000	
R511 007 000 0265 0000	

Application Summary

Brendan Barr, Agent for the property located at 10 Northpointe Circle, proposes to name four streets located off William Hilton Parkway that will make up the Northpoint workforce housing development.

Staff Recommendation

Staff recommends the Planning Commission approve Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail name application based on the criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.



Background

The new roads will provide direct access to the proposed multifamily dwelling units located in the new workforce housing development.

See Attachment A, Site Plan

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

Summary of Facts and Conclusion of Law

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

Findings of Fact:

1. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail are not duplicated within the Town or Beaufort County.
2. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail are not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street names Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail meet the requirements of this criterion.

Summary of Facts and Conclusion of Law

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

Findings of Fact:

1. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail are simple, logical, easy to read and pronounce.
2. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail are clear and brief.
3. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail do not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street names Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail **meet** the requirements of this criterion.

Summary of Facts and Conclusions of Law

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

Finding of Fact:

1. **Northpoint Circle:** Northpoint Circle was created in 1987 when a plat was filed for a commercial subdivision planned for the parcel located off William Hilton Parkway near Gum Tree Road. The proposed workforce housing development has come to be known as Northpoint. The Northpoint Circle name meets the criterion of the Land Management Ordinance because it is an existing name long associated with the parcel and removes the “e” at the end to rectify the unconventional spelling.
2. **Fairfield Station:** The name Fairfield Station is in reference to the former Fairfield Plantation that previously incorporated the Northpoint development. The name meets the criterion of the Land Management Ordinance because it is associated with the history of the parcel. Additionally, this street runs in front of the US Post Office. The USPS refers to this location as the Fairfield Station Post Office.
3. **Dunebrook Court:** The name Dunebrook combines the imagery of the sand dunes found along the ocean and a freshwater stream or creek, also known as a brook. This meets the criterion of the Land Management Ordinance because it is associated with a natural feature located along the edge of the parcel (Jarvis Creek) and in keeping with the overall theme of choosing names that are associated with the site’s history or physiographic features.

4. **Fencliff Trail:** Fencliff Trail runs in part along a bioswale located in the planted buffer, and the word “fen” refers to a marshy or wetland area. Fencliff Trail meets the criterion of the Land Management Ordinance because it is associated with natural and manmade features within the parcel that provide connection points between residents and nature and the site’s physiographic features.

Conclusion of Law:

1. The proposed street names Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail meet the requirements of this criterion.

Summary of Facts and Conclusion of Law

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

Findings of Fact:

1. The proposed names are Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail.
2. While Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail are not directly associated with one another, all use the themes of either local history or geographic features.

Conclusion of Law:

1. The proposed street names Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail meet the requirements of this criterion.

Summary of Facts and Conclusion of Law

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

Finding of Fact:

1. The proposed Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail do not continue through intersections.

Conclusion of Law:

1. This criterion does not apply to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where

there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Findings of Fact:

1. The proposed Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail would not make a right-angle turn that would extend in the future.

Conclusion of Law:

1. This criterion does not apply to this application.

Summary of Facts and Conclusion of Law

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

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

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

Finding of Fact:

1. Northpoint Circle is a side street that intersects William Hilton Parkway at two adjacent intersections.
2. Fairfield Station does not contain a suffix.
3. Dunebrook Court is a street culminating in a cul-de-sac.
4. Fencliff Trail does not contain a suffix.

Conclusion of Law:

1. The proposed street names Northpoint Circle, Fairfield Station, Dunebrook Court, and Fencliff Trail meet the requirements of this criterion.

Summary of Facts and Conclusion of Law

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

Finding of Fact:

1. The proposed streets are not vehicular access easements.

Conclusion of Law:

1. This criterion does not apply to this application.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject streets are not broken into two separate streets.

Conclusion of Law:

1. This criterion does not apply to this application.

PREPARED BY:

JF

Joheida Fister
Deputy Fire Chief

August 1, 2025

DATE

REVIEWED BY:

SF

Principal Planner and Planning
Commission Coordinator

August 7, 2025

DATE

REVIEWED BY:

TL

Trey Lowe, Development Services
Manager

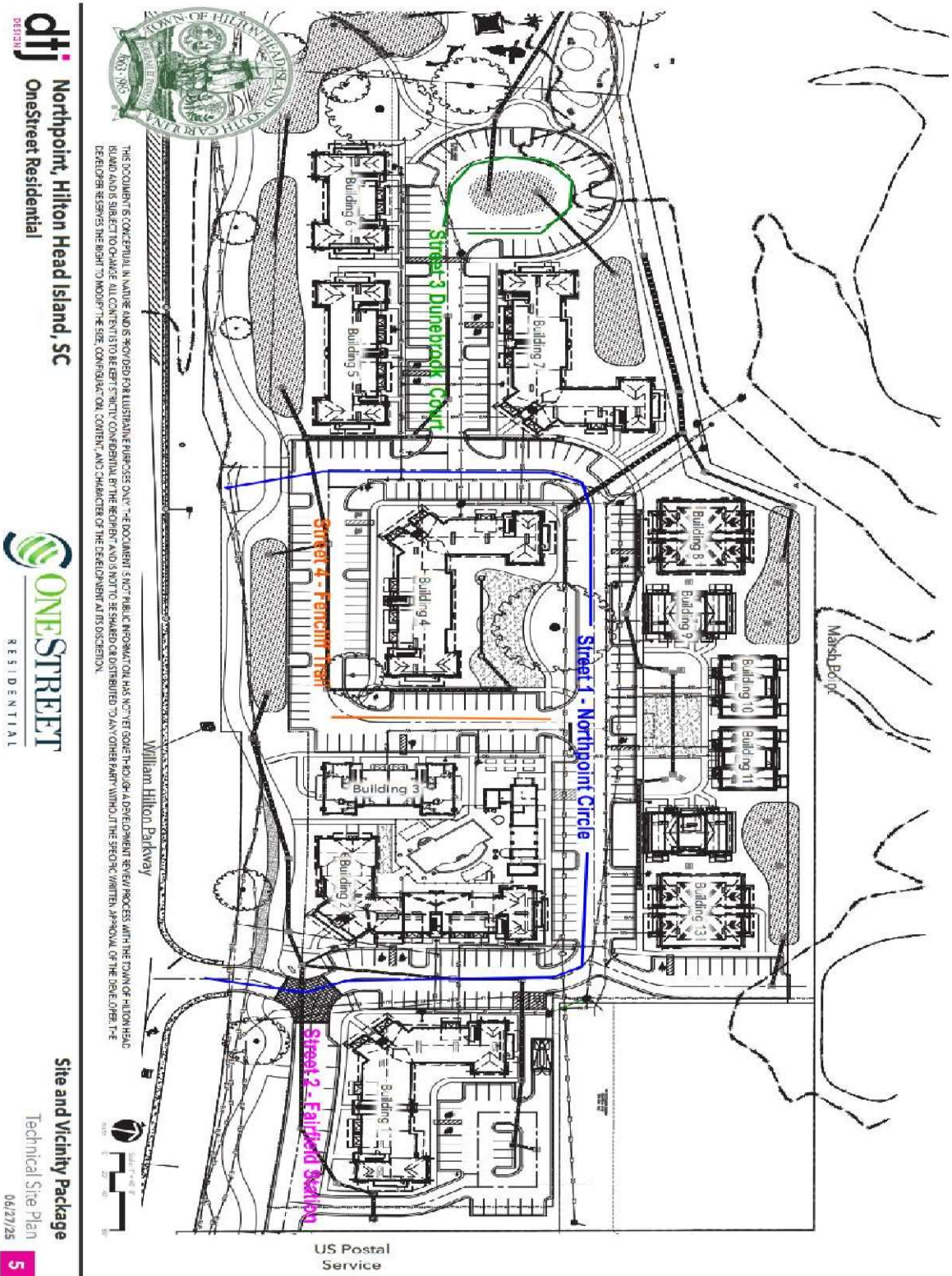
August 7, 2025

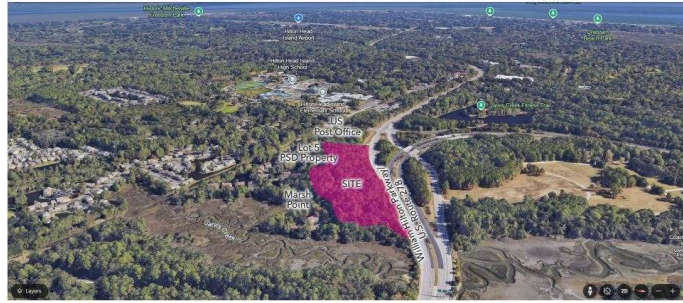
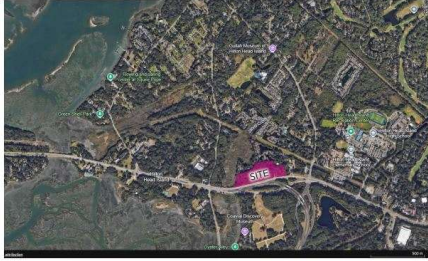
DATE

ATTACHMENTS:

- A) Site Plans
- B) Applicant's Narrative
- C) USPS Location

A) Site Plans





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dtj Northpoint, Hilton Head Island, SC
OneStreet Residential



Site and Vicinity Package
Context Photos
06/27/25

2



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dtj Northpoint, Hilton Head Island, SC
OneStreet Residential



Site and Vicinity Package
Conceptual Illustrative Site Plan
06/27/25

3

B) Applicant's Narrative

Street 1 – Northpoint Circle

Northpointe Circle was created in 1987 when a plat was filed for a commercial subdivision planned for the parcel located off William Hilton Parkway near Gumtree Road. The proposed workforce housing development has come to be known as Northpoint and it is the preference of the Town of Hilton Head Island that the street name, Northpoint Circle, remain in place, but without the "e" on the end. The name meets the criterion of the Land Management Ordinance because it is an existing name long associated with the parcel. No alternative names were provided based on the direction from Town staff to utilize Northpoint Circle.

Street 2 – Fairfield Station

It was the suggestion of the Senior GIS Analyst for the Town of Hilton Head Island that Fairfield Station be utilized for the small section of driveway that will connect with the future public roadway to be constructed in front of the Post Office parcel, which is also proposed to be named Fairfield Station. US Post Office Fairfield Station was named in reference to the former Fairfield Plantation that previously incorporated the Northpoint development and Post Office parcels. The name meets the criterion of the Land Management Ordinance because it is associated with the history of the parcel. No alternative names were provided based on the direction from Town staff to utilize the name of the street to which the driveway will connect.

Street 3 – Dunebrook Court

A significant feature of the development parcel is Jarvis Creek. Street 3 and its surrounding sidewalks and trails provide access to the open green space and recreational areas that allow views and proximity to the Creek. Just as Jarvis Creek is brackish water, the name Dunebrook combines the imagery of the sand dunes found along the ocean and a freshwater stream or creek, also known as a brook. This meets the criterion of the Land Management Ordinance because it is associated with a natural feature located along the edge of the parcel and in keeping with the overall theme of choosing names that are associated with the site's history or physiographic features. The alternative names follow along the same theme with Creekside being associated with the creek and Preserve being associated with the open space that lies between the street and the creek.

Street 4 – Fencliff Trail

The final street name is also proposed to have an association with the land. Fencliff Trail runs in part along a bioswale located in the planted buffer, and the word "fen" refers to a marshy or wetland area. Fencliff Trail meets the criterion of the Land Management Ordinance because it is associated with natural and manmade features within the parcel that provide connection points between residents and nature and the site's physiographic features. The alternative names, Holly and Maple, are a nod to the plantings that might be found in the planted buffer.

C) USPS Location

The screenshot shows the USPS website interface for the Fairfield Post Office. At the top, there is a navigation bar with the USPS logo, a 'Quick Tools' menu, and links for 'Send', 'Receive', 'Shop', 'Business', 'International', and 'Help'. A search bar is located on the right side of the navigation bar. Below the navigation bar, there is a link to 'Return to Search Results'. The main content area is titled 'FAIRFIELD' and includes a 'Post Office™' icon. The address is listed as '213 WILLIAM HILTON PKWY, HILTON HEAD ISLAND, SC 29926-9998'. A 'Share' icon is also present. The operating hours are displayed as 'Open now | Closes 5:00 pm'. A table lists the hours for each day of the week: Friday (8:30 am - 5:00 pm), Saturday (9:00 am - 12:30 pm), Sunday (Closed), Monday (8:30 am - 5:00 pm), Tuesday (8:30 am - 5:00 pm), Wednesday (8:30 am - 5:00 pm), and Thursday (8:30 am - 5:00 pm). A 'See More Hours' link is provided. Contact information includes the phone number '1-800-ASK-USPS® | 800-275-6777', a local phone number '243-862-3002', and a TTY number '877-889-2457'. To the right of the text is a map showing the location of the Fairfield Station Post Office. The map includes a 'Street' and 'Satellite' view selector, zoom in (+) and zoom out (-) buttons, and a red location pin. The map data is attributed to OpenStreetMap contributors, CC BY SA.

FAIRFIELD

Post Office™

213 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, SC 29926-9998

Open now | Closes 5:00 pm

Friday	8:30 am - 5:00 pm
Saturday	9:00 am - 12:30 pm
Sunday	Closed
Monday	8:30 am - 5:00 pm
Tuesday	8:30 am - 5:00 pm
Wednesday	8:30 am - 5:00 pm
Thursday	8:30 am - 5:00 pm

[See More Hours](#)

1-800-ASK-USPS® | 800-275-6777
Phone | 243-862-3002
TTY | 877-889-2457

Map data © OpenStreetMap contributors, CC BY SA

Services at the Fairfield Post Office



TOWN OF HILTON HEAD ISLAND

Planning Commission

TO: Planning Commission Members
FROM: Ben Brown, Director of Strategic Initiatives
CC: Shawn Leininger, Assistant Town Manager
Marc Orlando, Town Manager, ICMA-CM
DATE: August 20, 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 (LMO), to Amend Sections 16-3-105.H, 16-4-102.A.6, 16-4-102.B.1, and 16-4-105 to allow the construction of workforce housing within the Medical (MED) District, and to Provide for Severability and an Effective Date.

RECOMMENDATION:

Planning Commission is requested to review and consider an Ordinance to Amend Title 16 of the Municipal Code, the LMO, to Amend Sections 16-3-105.H, 16-4-102.A.6, 16-4-102.B.1, and 16-4-105 to allow the construction of workforce housing within the MED District, and to Provide for Severability and an Effective Date.

BACKGROUND:

A partnership between Abode Development, Novant Health, and the Coastal Community Development Corporation (CCDC) is proposing to construct workforce housing on previously developed land adjacent to Hilton Head Medical Center. The housing would serve healthcare staff, first responders, and other essential workers on Hilton Head Island.

The site consists of three parcels totaling 12.6 acres along Bethea Drive, owned by Hilton Head Medical Center LLC. The property includes approximately 24,000 square feet of vacant office space, which previously housed outpatient rehabilitation services. As shown in Attachment 2, the buildings are in poor condition.

As shown in Attachment 1, the properties are zoned MED District. The 12.6-acre site is also located within a Planned Development Overlay District (PD-2) as part of the Palmetto Headlands and Hilton Head Hospital Master Plan. While the MED District allows workforce housing through the conversion of existing commercial buildings, the PD-2 Master Plan does not currently permit residential use on these parcels. Therefore, to allow the construction of new workforce housing, the text of the MED District and the PD-2 Master Plan must be amended.

On July 16, 2025, Abode Development requested that the Planning Commission consider amending the text of the MED District to allow for the redevelopment of the site with workforce housing at a proposed density of 10 units per acre. Pursuant to LMO Section 16-2-103.B.2.a., the Planning Commission voted unanimously to initiate the text amendment process.

Abode Development is also proposing a corresponding PD-2 Master Plan Amendment. The subject parcels are located within the Palmetto Headlands and Hilton Head Hospital Master Plan, and identified as G-1, G-2, and E, which do not currently permit residential uses. G-1 and G-2 are approved for medical-related uses, while E is designated as a wetland and will remain a wetland. Abode Development has submitted a concurrent Zoning Map Amendment application to permit workforce housing on G-1 and G-2.

SUMMARY OF AMENDMENT:

The proposed amendment would allow the construction of new workforce housing in the MED District that is not limited to the conversion of existing commercial buildings, establish a maximum density of 10 units per acre, restrict such development to specific properties identified in a PD-2 Master Plan adopted by Town Council, and require that at least 30% of the units comply with the Town's Workforce Housing Program, including income eligibility, employment on Hilton Head Island, long-term affordability, and the prohibition of short-term rentals.

ANALYSIS:

Proposed Amendments

The proposed amendment would:

1. Amend the MED District to permit workforce housing outside of commercial conversion, provided the development is consistent with the PD-2 Master Plan adopted by Town Council.
2. Amend the Workforce Housing Program in the MED District to require that at least 30% of the units meet the workforce housing program standards, including income limits not exceeding 80% of the area median income, at least one household member working on Hilton Head Island, prohibition of short-term rentals, and a minimum 30-year affordability term.

PD-2 Overlay Considerations

All properties zoned MED District also have a PD-2 Overlay. If these text amendments are adopted, any new multifamily workforce housing proposal would require a PD-2 Master Plan amendment. This process is completed through a Zoning Map Amendment application, requiring review by the Planning Commission and final approval by Town Council.

Nonconformities

The amendments would apply only to new development and not create nonconformities.

Text Amendment Review Standards

LMO Section 16-2-103.B.3 establishes standards for evaluating proposed text amendments. In determining whether to recommend that Town Council adopt or deny a proposed amendment, the Planning Commission may consider the relevance of, and the extent to which, the amendment:

1. Is in accordance with the Comprehensive Plan.
2. Is required by changed conditions.
3. Addresses a demonstrated community need.
4. Is consistent with the purpose and intent of the zoning districts, or would improve compatibility among uses and ensure efficient development within the Town.
5. Would result in a logical and orderly development pattern.
6. 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 amendments align with the review criteria, as they:

1. Support the economic growth and housing goals of the Comprehensive Plan.
2. Respond to changing conditions by aligning development requirements with strategic objectives.
3. Address a demonstrated community need for workforce housing.
4. Uphold the intent of zoning regulations by allowing reasonable, limited increases in residential density when consistent with Town goals.
5. Ensure workforce housing development in the MED District is in appropriate and compatible locations.

PLANNING COMMISSION ACTION:

LMO Sec.16-2-103-B.2.d states that the Planning Commission's recommendation shall be based on the standards in Section 16-2-103.B.3, Text Amendment Review Standards. The Planning Commission has the following options when considering a text amendment:

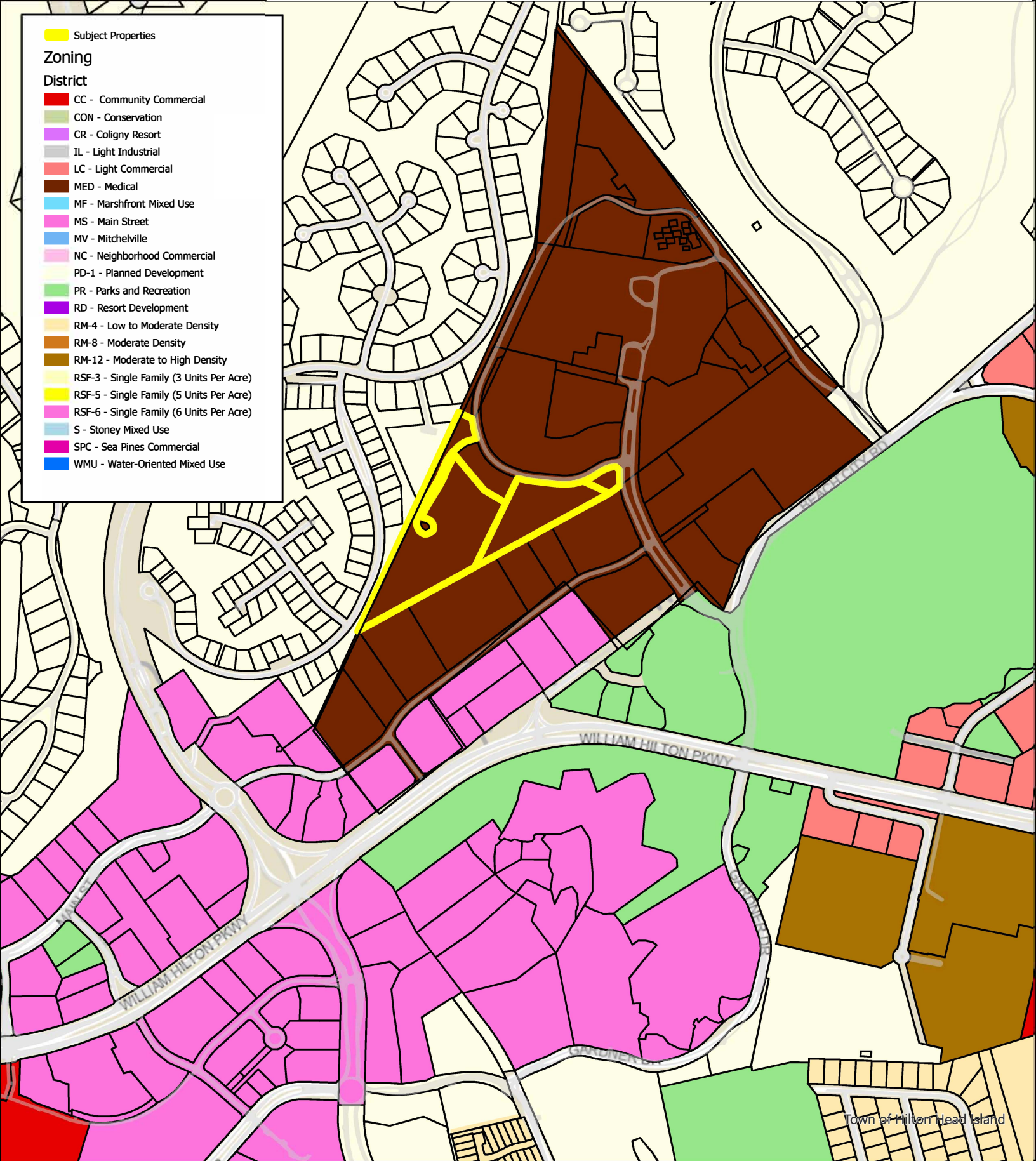
1. Recommend approval to Town Council.
2. Recommend denial to Town Council.
3. Recommend approval with conditions to Town Council.

CONCLUSION:

Planning Commission is requested to review and consider an Ordinance to Amend Title 16 of the Municipal Code, the LMO, to Amend Sections 16-3-105.H, 16-4-102.A.6, 16-4-102.B.1, and 16-4-105 to allow the construction of workforce housing within the MED District, and to Provide for Severability and an Effective Date.

ATTACHMENTS:

1. Base Zoning Map
2. Site Photos
3. Ordinance
4. Text Amendment



Base Zoning Map

Subject Properties

July, 2025

Attachment 1

N







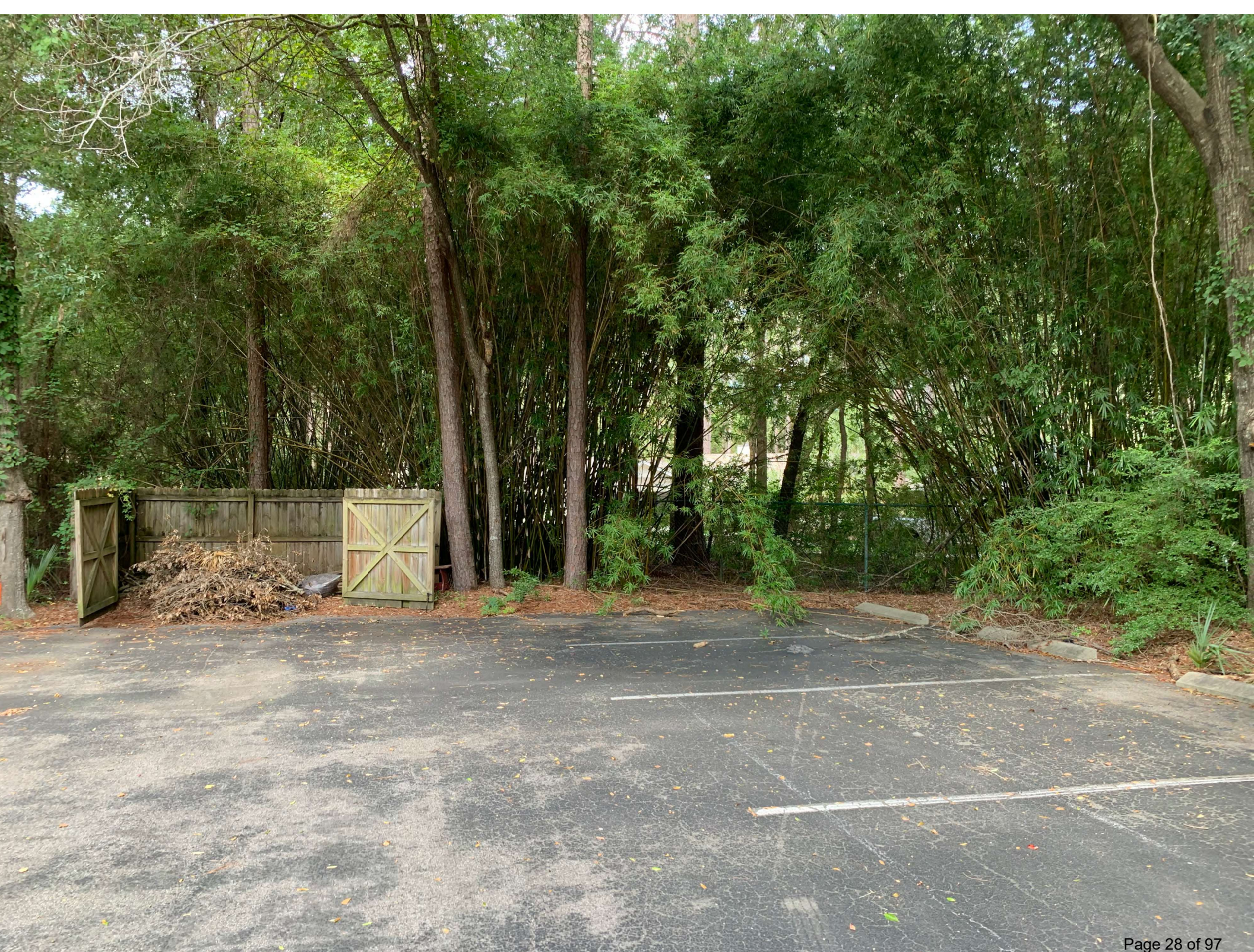


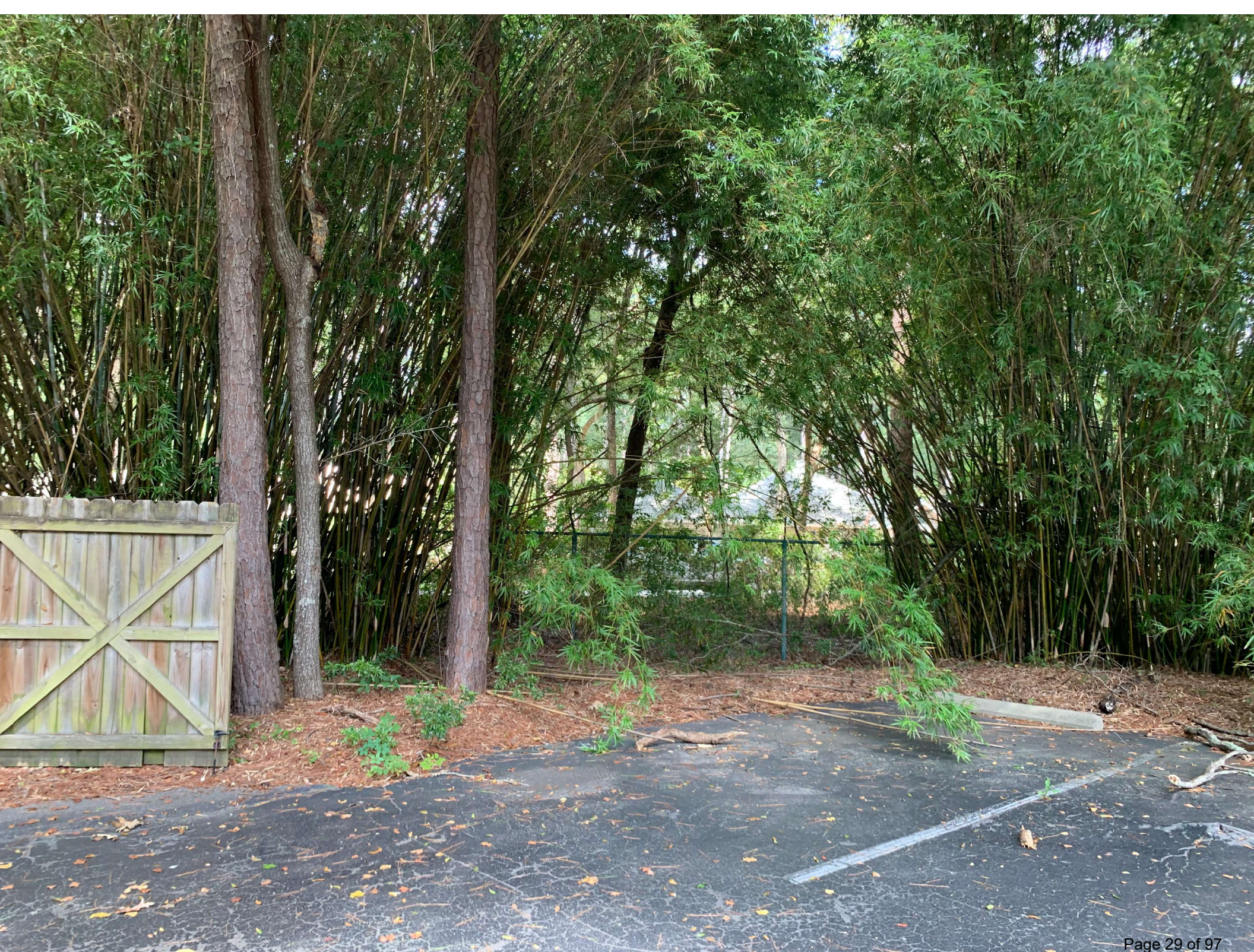




Attachment 2





















**AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND,
SOUTH CAROLINA**

ORDINANCE NO.: 2025-_____

**AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND TO AMEND
TITLE 16 OF THE MUNICIPAL CODE, THE LAND MANAGEMENT
ORDINANCE SECTIONS 16-3-105.H, 16-4-102.A.6, 16-4-105, 16-4-102.B.1 TO
ALLOW RESIDENTIAL WORKFORCE HOUSING WITHIN THE MEDICAL
(MED) DISTRICT AND TO PROVIDE FOR SEVERABILITY AND EFFICTIVE
DATE.**

**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 UNDER THE AUTHORITY OF THE TOWN COUNCIL AS
FOLLOWS:**

Section 1. Findings and Determinations:

1. The Town Council for the Town of Hilton Head Island, South Carolina (herein, the “Town Council”), has identified a continued need for the adoption of Amendments to the Land Management Ordinance to address needs and issues in the Town as such are identified.
2. The Town Council finds that there is a shortage of suitable housing in the Town that is affordable for individuals employed in the medical field as nurses, laboratory technicians, office staff, physician’s assistants, maintenance and facilities staff, first responders and other similar positions (herein “Workforce Housing”).
3. The Town Council finds that property is available in the vicinity of Hilton Head Hospital for the development of Workforce Housing provided that certain conditions are met, including a condition that the property is a Commercial Conversion including Workforce Housing, or the property is within a PD-2 Overlay that allows Workforce Housing under Section 16-4-105.
4. The Town Council finds that an amendment to the Land Management Ordinance for the purpose of allowing Residential, Multifamily and Workforce Housing as Conditional Uses in the MED District, and providing a Workforce Housing Density for parcels in a PD-2 Overlay in the MED District, will aid in meeting the need for Workforce Housing in the Town.
5. On _____ 2025, the Planning Commission held a Public Hearing to consider the proposed amendments to permit Workforce Housing as a conditional use in the Medical (MED) District in qualifying locations and provide for a Workforce Housing density, a copy of which is attached hereto as Exhibit “A” (herein, the “Proposed Amendments”).
6. At the Planning Commission’s _____, 2025, Public Hearing, the public had an opportunity to comment on the Proposed Amendments, and the Planning Commission voted

_____ to recommend that Town Council _____ the Proposed Amendments.

6. On _____ 2025, the Community Services & Public Safety Committee considered the Proposed Amendments and heard presentations from Town Staff and comments from the public. The Community Services and Public Safety Committee then voted _____ to recommend that Town Council _____ the Proposed Amendments.

7. The Town Council finds it is in the best interest of the Town and the health, safety, and welfare of its citizens, residents, and visitors to amend the Land Management Ordinance by amending the Land Management Ordinance to include the Proposed Amendments.

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.

Section 2. 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 3. 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 4. 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.16-3-105. Mixed-Use and Business Districts

H. Medical (MED) District

<h1 style="margin: 0;">MED</h1> <h2 style="margin: 0;">Medical District</h2>				
1. Purpose				
The purpose of the Medical (MED) District is to provide <i>lands</i> for <i>development</i> directly related to the provision of medical services—including <i>hospitals</i> , medical clinics and doctors' offices, <i>nursing homes</i> , and other health services.				
2. Allowable Principal Uses				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
<i>Group Living</i>	P		1 per 3 rooms	
<i>Mixed-Use²² Use¹²</i>	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA
<i>Multifamily² Multifamily¹²</i>	PC	Sec. 16-4-102.B.1.b	1 bedroom	1.4 per du
			2 bedrooms	1.7 per du
			3 or more bedrooms	2.0 per du
<i>Workforce Housing¹²</i>	PC	Sec. 16-4-102.B.1.d	See Sec. 16-5-107.D.2	
Public, Civic, Institutional, and Educational Uses				
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Education Uses</i>	P		Colleges and High Schools	10 per classroom
			Elementary and Junior High Schools	4 per classroom
			Other <i>Education Uses</i>	See Sec. 16-5-107.D.2
<i>Government Uses</i>	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<i>Major Utilities</i>	SE		1 per 1,500 GFA	
<i>Minor Utilities</i>	P		n/a	
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2	
<i>Religious Institutions</i>	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	
<i>Telecommunication Towers, Monopole</i>	PC	Sec. 16-4-102.B.2.e	1	
Health Services				
<i>Hospitals</i>	P		2 per bed + 1 per 200 GFA of office area	
<i>Nursing Homes</i>	P		1 per 3 beds	

Other Health Services	P		1 per 225 GFA
Office Uses			
Other Office Uses	P		1 per 350 GFA
Commercial Services			
Other Commercial Services	P		See Sec. 16-5-107.D.2
3. Development Form Standards			
MAX. DENSITY (PERNET ACRE)			LOT COVERAGE
Residential ¹	<u>10 du</u>		
Nonresidential	10,000 GFA		Max. Impervious Cover 60%
MAX. BUILDING HEIGHT			
All Development	45 ft		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES:			
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable			
1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.			
2. The minimum number of off-street parking spaces for mixed-use or multifamily development that contains workforce housing shall be calculated based on Section 16-5-107.D.2.			

(Revised 4-18-2017 - Ordinance 2017-05; revised 11-4-2020 - Ordinance 2020-26; 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 CLASSIFICATION/ USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS					MIXED-USE AND BUSINESS DISTRICTS												USE-SPECIFIC CONDITIONS		
	CON	PR	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	CR	SPC	CC	MS	WMU	S	MF	MV	NC	LC	RD		MED	IL
RESIDENTIAL USES																						
<i>Family Compound</i>						P	P	P				P	P	P	P	P	P	P	P			Sec. 16-4-102.B .1.e
<i>Family Subdivision</i>						P	P	P				P	P	P	P	P	P	P	P			Sec. 16-4-102.B .1.f
<i>Group Living</i>						P	P	P				P						P		P		
<i>Mixed-Use</i>									P	P	P	P	P	P	P	P	P	P	P	P		Sec. 16-4-102.B .1.a
<i>Multifamily</i>						P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>		Sec. 16-4-102.B .1.b

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

Other Commercial Services Uses									P C	P C			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 16-4-102.B. 7.l																		
VEHICLE SALES AND SERVICES																																																			
Auto Rentals														P C	P C	P																		P C	P C	P	Sec. 16-4-102.B. 8.a														
Auto Repairs																																				P C	P C	Sec. 16-4-102.B. 8.b													
Auto Sales																																					P	P													
Car Washes																																						P C	P	P	Sec. 16-4-102.B. 8.c										
Commercial Parking Lot																																							P C	P C	Sec. 16-4-102.B. 8.d										
Gas Sales																																								P C	P C	P C	P C	P C	P C	P C	P C	Sec. 16-4-102.B. 8.d			
Taxicab Services																																																P	P		
Towing Services or Truck or Trailer Rentals																																																		P	

TABLE 16-4-102.A.6: PRINCIPAL USE TABLE
P = Permitted by Right PC = Permitted Subject to Use-Specific Conditions
SE = Allowed as a Special Exception Blank Cell = Prohibited

USE CLASSIFICATION/ USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS						MIXED-USE AND BUSINESS DISTRICTS											USE-SPECIFIC CONDITIONS			
	CON	PR	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	CR	SPC	CC	MS	WMU	S	MF	MV	NC	LC	RD		MED	IL	
<i>Watercraft Sales, Rentals, or Services</i>													P C	P		P C		P C				P	Sec. 16-4-102.B.8.e
INDUSTRIAL USES																							
<i>Grinding</i>																						S E	Sec. 16-4-102.B.9.a
<i>Light Industrial, Manufacturing, and Warehouse Uses</i>																	P C					P	Sec. 16-4-102.B.9.a
<i>Seafood Processing Facilities</i>													P C	P C		P C							Sec. 16-4-102.B.9.b
<i>Self-Service Storage</i>									P C									P C				P C	Sec. 16-4-102.B.9.c
<i>Waste-Related Services Other than Waste Treatment</i>																						P	

Sec.16-4-102. Principal Uses

B. Use-Specific Conditions for Principal Uses

1. Residential Uses

a. Mixed-Use

- i. **Mixed-use development** shall designate separate parking spaces for **use** by the residential units. The parking spaces designated for residential **use** shall not be included as part of a **shared parking** plan.
- ii. In the CR District, there shall be no **dwelling units** located on the first floor of any **mixed-use development** unless there are **commercial services uses** located between the street and the proposed **dwelling units**.
- iii. The density for the redevelopment/conversion of an existing nonresidential structure to mixed-use shall be based on the existing gross floor area and minimum unit sizes as described in Sec. 16-10-102.B.1.
- iv. **Mixed-use development** in the MED District shall only be permitted either as part of a commercial conversion that includes WFH per Section 16-10-102.B.1 or as part of PD-2 District Overlay that includes WFH per Section 16-4-105.
- v. Mixed-use development that includes workforce housing shall comply with the Workforce Housing Program as outlined in Sec. 16-4-105.

(Revised 5-17-2016 - Ordinance 2016-07; revised 11-4-2020 - Ordinance 2020-26)

b. Multifamily

- i. In the CR District, there shall be no **dwelling units** located on the first floor of any **multifamily development** unless there are **commercial services** uses located between the street and the proposed **dwelling units**.
- ii. Multifamily use in the CC ~~and MED~~ Districts shall only be permitted as part of a commercial conversion that includes WFH per Sec. 16-10-102.B.1.
- iii. Multifamily use in the MED Districts shall only be permitted either as part of a commercial conversion that includes WFH per Section 16-10-102.B.1 or as part of PD-2 District Overlay that includes WFH per Section 16-4-105.
- iiii. Multifamily development that includes workforce housing shall comply with the Workforce Housing Program as outlined in Sec. 16-4-105.

(Revised 5-17-2016 - Ordinance 2016-07; revised 11-4-2020 - Ordinance 2020-26)

d. Workforce Housing

- i. Any development that includes workforce housing shall comply with the Workforce Housing Program as outlined in Sec. 16-4-105.
- ii. Workforce housing may be permitted in the PD-1 District through a Zoning Map Amendment in accordance with Sec. 16-2-103.C.
- iii. In the MS District, properties developed for WFH shall not be permitted on properties currently utilized as a school or fire station.

-
- iv. In the S District, properties developed for WFH shall not have vehicular access to U.S. Route 278 (William Hilton Parkway).
 - v. In the WMU District, properties developed for WFH shall not have vehicular access to Marshland Road.
 - vi. In the LC District, properties developed for WFH shall not have vehicular access to U.S. Route 278 (William Hilton Parkway) between Wexford Drive and Singleton Beach Road.
 - vii. In the RM-4 District, properties developed for Group Living use are not be eligible to participate in the WFH Program.
 - viii. In the RM-4 District, existing mobile home parks, located on property that is a minimum of 3 acres, shall be eligible to participate in the WFH Program.
 - ix. Except for paragraph viii above, workforce housing use in the RM-4 District shall comply with the following conditions:
 - a. The property shall be a single parcel that is a minimum of 3 acres.
 - b. The property shall not have frontage on Jarvis Creek, Broad Creek, or Old House Creek.
 - c. The site of the WFH use shall not be located within 750 linear feet of the Hilton Head Island Airport property. This distance shall be measured as the length of an imaginary straight line between the two closest points of the perimeter boundary of the property on which any WFH use is located, and the perimeter boundary of the Hilton Head Island Airport.
 - d. The site of the WFH use shall be located within 3,500 linear feet of a minor arterial in accordance with Sec. 16-5-105.B, Street Hierarchy. This distance shall be measured from the centerline of the closest vehicular access on the property where the WFH is located, and shall be measured along the centerline 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.
 - xi. In the MED District, properties developed for WFH shall only be permitted either as part of a commercial conversion that includes WFH per Section 16-10-102.B.1 or as part of a PD-2 District Overlay that includes WFH per 16-4-105.

(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:

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(Supp. No. 9)

-
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%.
 4. In the MED District, if WFH development is not part of a commercial conversion, then the maximum density in any workforce housing development is 10 units per net acre, if at least 30% of all units within the development are workforce housing units.



TOWN OF HILTON HEAD ISLAND

Planning Commission

TO: Planning Commission Members
FROM: Ben Brown, Director of Strategic Initiatives
CC: Shawn Leininger, Assistant Town Manager
Marc Orlando, Town Manager, ICMA-CM
DATE: August 20, 2025
SUBJECT: Public Hearing for Consideration of an Ordinance of the Town of Hilton Head Island to Amend the Official Zoning Map with Respect to the Real Property located at Bethea Drive to Amend the Palmetto Headlands and Hilton Head Hospital Master Plan within the Planned Development Overlay District (PD-2) for Beaufort County Tax Map Parcels R510 008 000 337A 0000, R510 008 000 0337 0000 and R510 008 000 0452 0000 to change the allowable uses from Medical Related Uses to Medical or Residential Related Uses and to Provide for Severability and an Effective Date.

RECOMMENDATION:

Staff recommends the Planning Commission conduct a public hearing for consideration of an Ordinance of the Town of Hilton Head Island to Amend the Official Zoning Map (ZMA) with Respect to the Real Property located at Bethea Drive to Amend the Palmetto Headlands and Hilton Head Hospital Master Plan within the Planned Development Overlay District (PD-2) for Beaufort County Tax Map Parcels R510 008 000 337A 0000, R510 008 000 0337 0000, and R510 008 000 0452 0000 to change the allowable uses from Medical Related Uses to Medical or Residential Related Uses.

Staff requests additional information from the applicant and recommends that the Planning Commission postpone action on the ZMA until September 17, 2025.

BACKGROUND:

The applicant, Abode Development, in partnership with Novant Health and the Coastal Community Development Corporation (CCDC), has requested an amendment to the Palmetto Headlands and Hilton Head Hospital PD-2 Master Plan for 12.6 acres along Bethea Drive. The property is zoned Medical (MED) with a PD-2 Overlay, which currently limits the property to medical related uses and does not permit residential uses.

The proposed amendment would allow residential use, including workforce housing, on the site. The intent is to develop high-quality, long-term housing reserved for essential workers such as healthcare staff, first responders, and other critical service providers. This request is being processed concurrently with an LMO text amendment that would permit workforce housing within the MED District under specific standards. Approval of the ZMA is contingent upon adoption of the companion text amendment.

Upon review of the application, Town staff determined that additional details are necessary to update the PD-2 Overlay. The application does not yet provide sufficient detail to meet the requirements of LMO Sections 16-3-106.G.1 and 16-3-106.G.6(a-h), which establish the purpose and design standards for Planned Development Master Plans. Additional information is needed on key elements such as site design, buffering, lighting, circulation, infrastructure integration, architectural guidelines, and common open space ownership and maintenance. The applicant has indicated that work is underway on these items, but updates are required to clearly demonstrate compatibility with the intent of the original PD-2 Master Plan and adjacent properties.

Areas where further detail is needed include (16-3-106.G.6(a-h)):

- a. An arrangement of developed uses on the site that properly considers significant natural features and natural drainage patterns, views, roadway access, and surrounding land uses.
- b. Clustering of development sites, especially buildings, so as to preserve natural or historic features and provide usable common open space.
- c. An integrated, coordinated circulation system with complete interconnection.
- d. Maximum integration of other infrastructure—such as sewer, water, and drainage systems—in consideration of environmental factors.
- e. Design and sizing of street, drainage, and utility systems to accommodate the overall service demand of the planned development.
- f. Provision for the ownership and maintenance of common open space through a property owners' association or other mechanisms permitted under Section 16-5-104.E.
- g. Architectural guidelines and standards throughout the planned development.
- h. Acreage sufficient to accomplish the basic purposes and features as outlined above.

The August 20, 2025, Planning Commission meeting will serve as a workshop-style discussion to provide the applicant with feedback on these elements before the application is finalized, with staff continuing to coordinate with the applicant to ensure all required elements are addressed prior to the Commission's final consideration.

RELATIONSHIP BETWEEN THE TEXT AMENDMENT AND THE ZMA:

The proposed ZMA to modify the Palmetto Headlands and Hilton Head Hospital PD-2 Master Plan and the LMO text amendment to the Medical (MED) District are directly linked. The PD-2 Master Plan amendment would allow residential uses, including workforce housing, on the subject parcels. However, the MED base zoning currently does not permit new construction of workforce housing unless it is part of a commercial conversion, which is not feasible for this property.

The companion LMO text amendment proposes to revise the MED District regulations to allow new construction of workforce housing under specific standards, provided the property is also located within a PD-2 Overlay. Without this change to the base district regulations, the proposed residential use authorized by the ZMA could not be implemented.

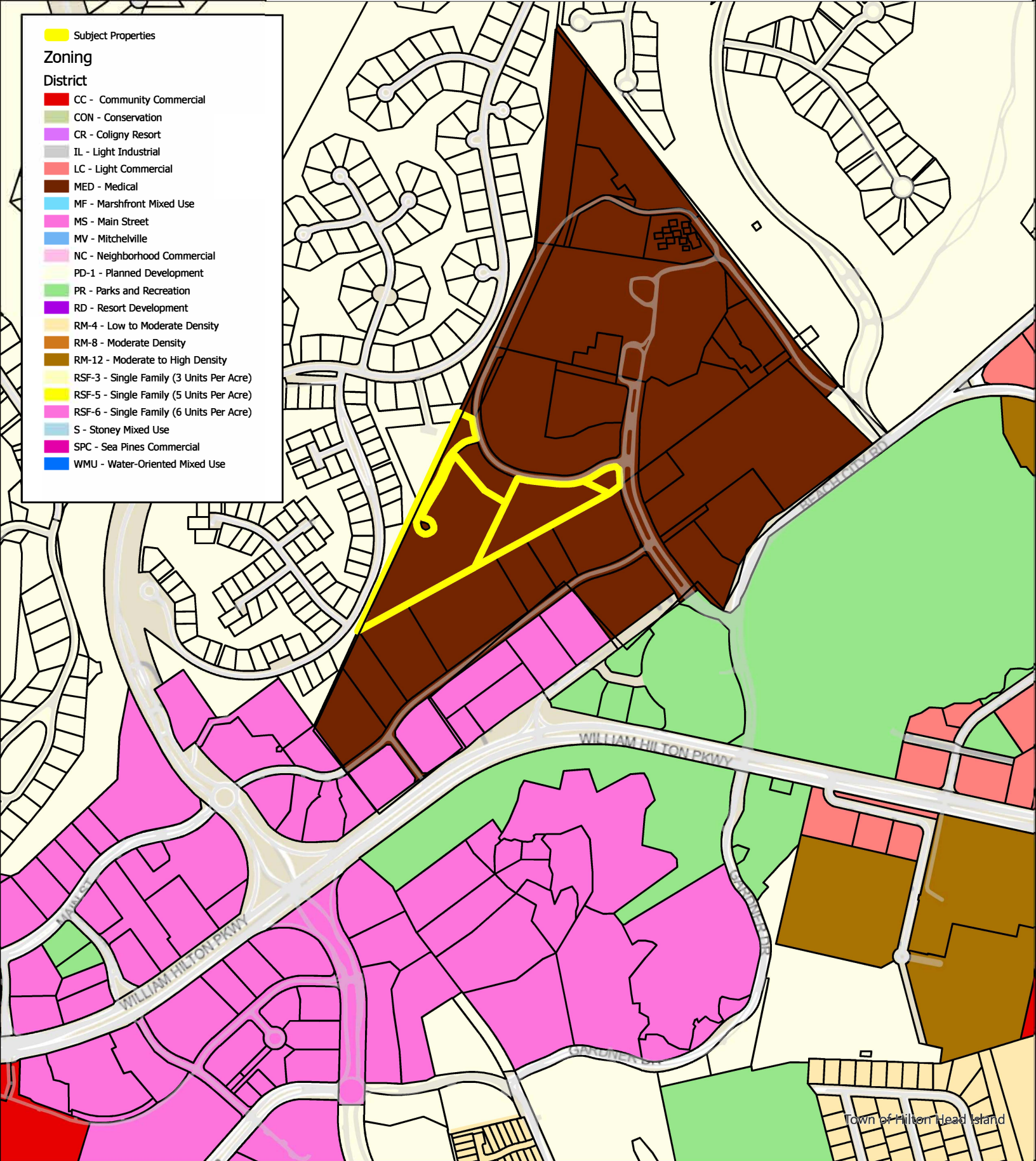
Accordingly, the ZMA and text amendment must be approved together for the applicant's proposal to move forward. If either request is not adopted, the other would not achieve its intended effect. For this reason, both items are being processed concurrently and are scheduled for coordinated review by the Planning Commission and Town Council.

CONCLUSION:

Staff recommends the Planning Commission conduct a public hearing on the proposed ZMA but postpone any action until September 17, 2025, to allow the applicant to provide the additional information required under LMO Sections 16-3-106.G.1 and 16-3-106.G.6(a-h). Final consideration of the ZMA should occur after these details are addressed and in coordination with the companion LMO text amendments, as both approvals are necessary for the proposal to proceed.

ATTACHMENTS:

1. Base Zoning Map
2. Site Photos
3. Application and Supporting Documentation



Base Zoning Map

Subject Properties

July, 2025

Attachment 1

N







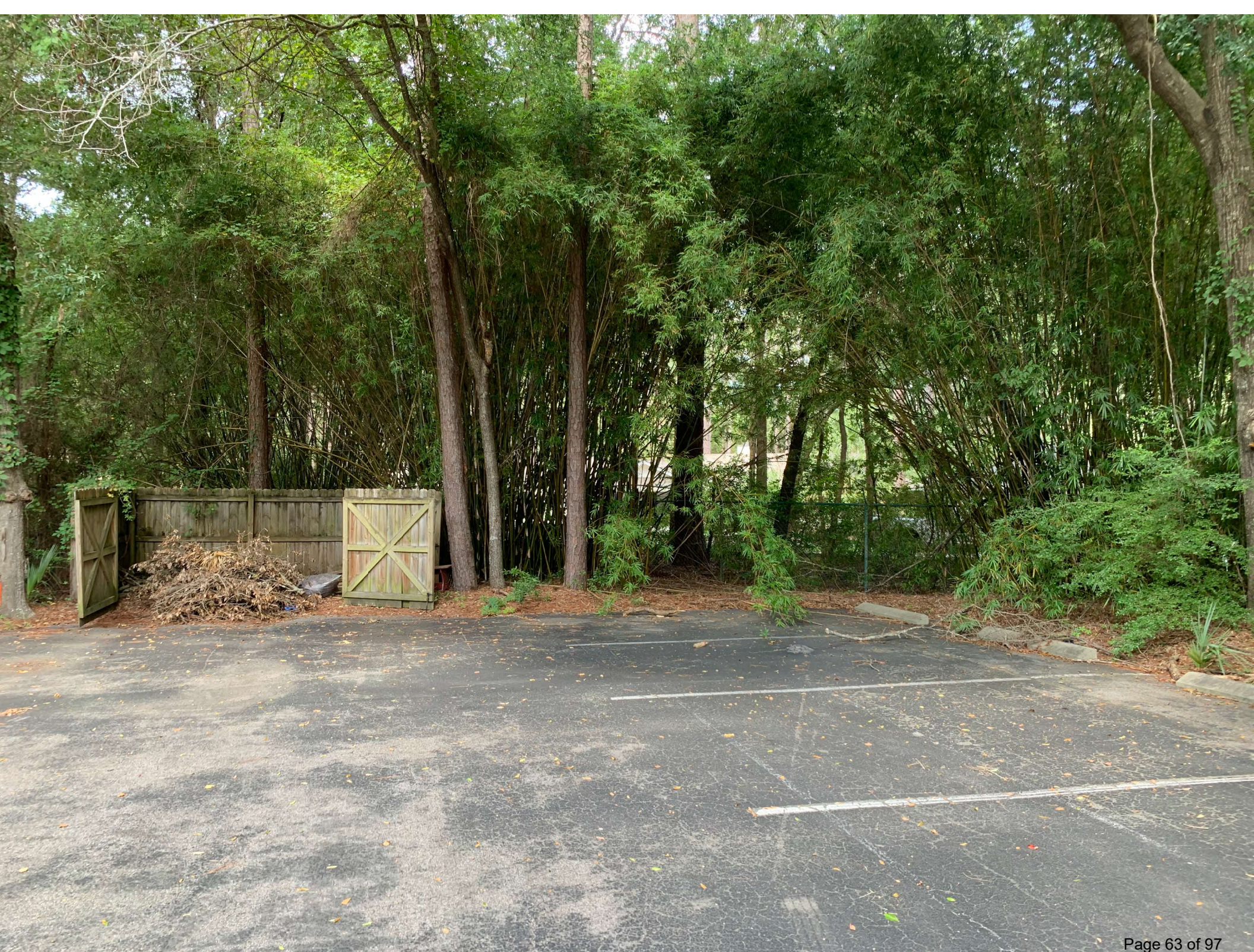


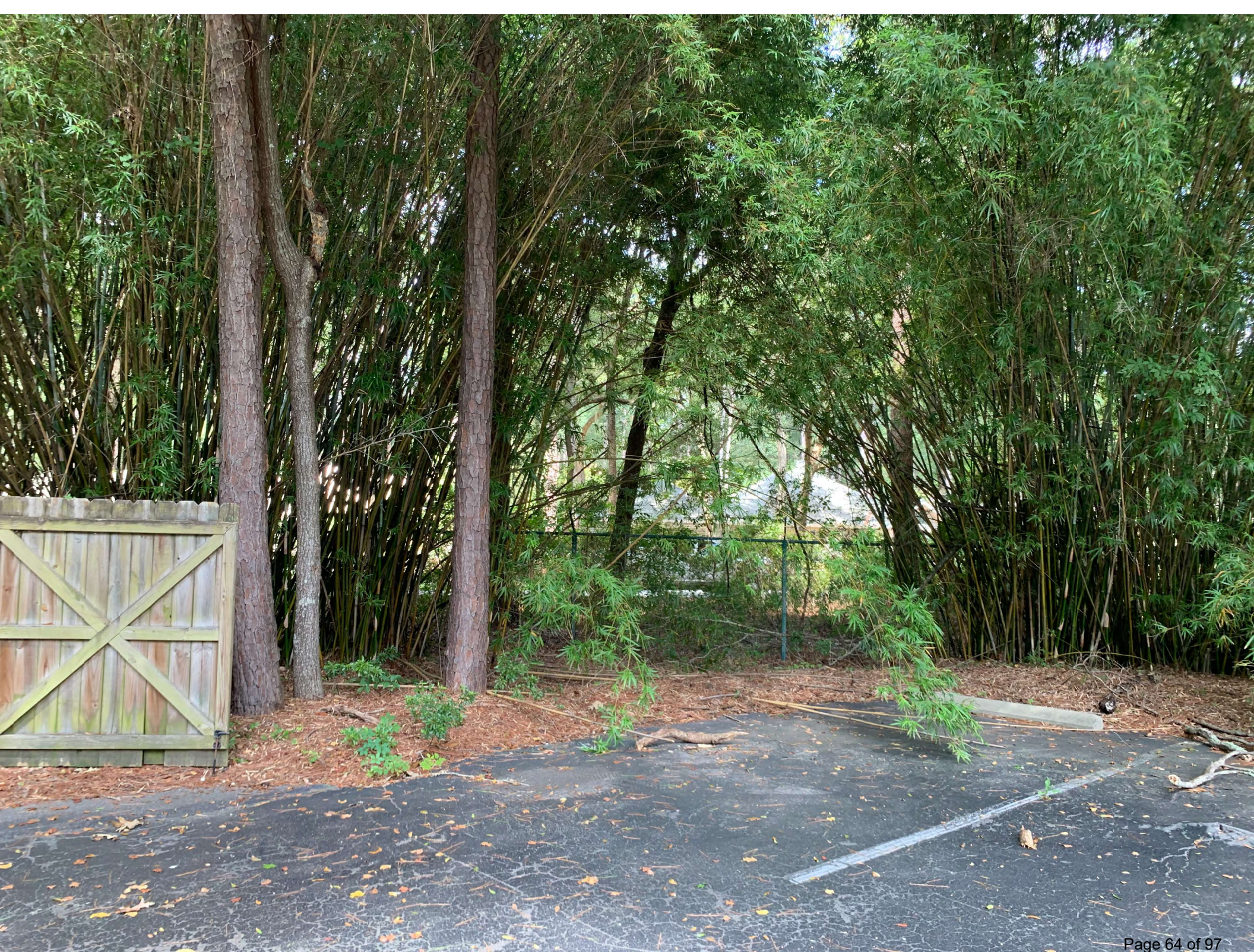




Attachment 2























“Attachment B”

NARRATIVE SUPPLEMENT TO THE APPLICATION FOR ZONING MAP AMENDMENT FROM THE TOWN OF HILTON HEAD ISLAND REGARDING 12.6 ACRES ON BETHEA DRIVE, HILTON HEAD ISLAND, SC

This Attachment B is submitted as part of the Zoning Map Amendment Application (this “Application”) by ABODE Development (the “Applicant”) in partnership with Novant Health, and the Coastal Community Development Corporation (“CCDC”) to the Planning Commission of the Town of Hilton Head Island (the “Town”). Pursuant to the criteria set forth in Section 16-2-103.c.3 of the Town’s Land Management Ordinance (the “LMO”), this application seeks approval of a Text Amendment to the Official Zoning Map to modify the allowable uses within the PD-2 district. Specifically, the applicant requests that New Construction of Multifamily Residential Development be permitted within the PD-2 district. The subject property comprises approximately 12.6 acres located on Bethea Drive and is currently zoned MED with an PD-2 overlay

1. Application Summary

This application seeks an Official Zoning Map Amendment to the Town of Hilton Head Island’s Base Zoning Map to permit New Construction Multifamily Housing within the Palmetto Headlands / Hilton Head Hospital CUR-3-88 (the “PD-2”), consistent with the Workforce Housing (WFH) standards outlined in Section 16-4-105 of the Land Management Ordinance.

The subject property comprises three contiguous parcels:

- R510-008-000-0452-0000
- R510-008-000-0337A-0000
- R510-008-000-0337-0000

Collectively totaling approximately 12.6 acres, the site is located along Bethea Drive and owned by Novant Health. Commonly referred to as “The South Campus,” This property is strategically positioned adjacent to Hilton Head Hospital, making it an ideal location for the proposed *Nightingale Commons* – a 126-unit multi-family Community designed to serve the region’s critical and essential workforce, particularly those employed at Hilton Head Hospital.

Approval of this amendment will enable development of this community within the framework of the PD-2 district, while advancing the goals established in the Town of Hilton Head Island’s 2023–2025 Strategic Plan, specifically the implementation of the Workforce Housing Framework: *Finding Home*



2. Background

Novant Health acquired the subject parcels in 2024 as part of its purchase of Hilton Head Hospital from Tenet Health. The existing buildings on site, constructed in 1990, once housed a pulmonary center, rehabilitation center, rehabilitation pool facility, a series of physician offices, a garage storage shed, a pool equipment shed, and a small conditioned accessory storage structure. These structures currently comprise approximately 24,000 square feet but have been largely vacant and in disrepair since Hurricane Matthew. The final tenant vacated the property in early 2025 and relocated to the newly constructed Sea Turtle Marketplace on Hilton Head Island. The buildings are in poor condition and unsuitable for any form of adaptive reuse or residential conversion.

The current zoning designation on the subject property is MED (Medical District), with an PD-2 overlay. Under the current WFH guidelines, the only permitted workforce housing opportunity within the MED District is through commercial conversion. Due to the deteriorated condition of the existing buildings, this path is infeasible. Therefore, ABODE Development, in partnership with Novant Health and CCDC, proposes a zoning map amendment to allow New Construction Multifamily Housing as a permitted use under PD-2, consistent with the intent of the WFH program outlined in Section 16-4-105 of the LMO and the Town’s strategic plan objectives.

Historically, the area in and around the campus has permitted both single-family and multifamily residential uses. However, due to language in the PD-2 standards adopted in the 1980s, new construction of multifamily residential was never explicitly listed as a permitted use—despite the presence of similar developments within the same PD-2 overlay, such as Palmetto Commons on the hospital campus, which has a residential density of 13.6 units per acre

Nightingale Commons, named in honor of critical care pioneer Florence Nightingale, is proposed at a density of 10 units per acre—consistent with the scale of existing residential development in the PD-2 District. This application is being submitted after the Town’s recent Workforce Housing Density Bonus amendment, which allows up to 15 units per acre and 45% impervious coverage in RM-12 districts.

The proposed development will stay under 30% impervious coverage, meeting current environmental standards for both MED and PD-2 zoning while delivering a well-scaled, purpose-built workforce housing community.





3. Novant Workforce Housing Development “Nightingale Commons” Description and Scope.

The proposed community will offer 126 multifamily units—including 64 one-bedroom, 48 two-bedroom, and 14 three-bedroom apartments—designed to serve households earning 60% to 150% of the Area Median Income (AMI). To address critical workforce housing needs and ensure consistent occupancy, 30% of the units will be reserved for Novant Health employees.

Strategically located on a 12+-acre site adjacent to Hilton Head Hospital, the development provides access to Hilton Head Medical Center and the Main Street District, enhancing convenience for healthcare professionals and other essential workers. A planned 1,600 square foot community center will include wellness-focused amenities, fostering a campus-style environment that promotes connection, well-being, and community engagement.

The development will utilize advanced construction methods to deliver Net Zero Energy Ready performance, hurricane resilience rated up to 165 MPH, and solar capabilities—ensuring high-quality, sustainable housing aligned with the Town’s long-term resiliency goals

4. Alignment with the Purpose and intent of the PD-2 Overlay District (Sec. 16-3-106.G.1)

The proposed project is fully aligned with the purpose of the PD-2 Overlay District, which is to: “Encourage creativity in design and planning in the development of parcels between five and 249 acres by allowing greater design flexibility... so that natural features may be protected and development concentrated in more suitable or less environmentally sensitive areas.” The Proposed Development Design will:

- Concentrate development in upland and previously disturbed areas.
- Preserve existing natural features and incorporate open space and buffers.
- Provide flexibility in lot layout and building placement to support site-sensitive design.

Multi-family residential use is consistent with uses permitted by right or with conditions in the underlying zoning district. The PD-2 overlay amendment would clarify these uses to be implemented in a more integrated and design-forward manner. This flexibility is critical for delivering multi-family workforce housing types that are currently limited by the base zoning language.

- Density: While the underlying base zoning district may permit lower densities, Section 16-3-106.G.4(a) permits higher density in individual phases provided the overall PD-2 district maintains the average density allowed by the base district. The proposed



multi-family development is designed at a density of 10 units per acre, in line with historical precedent and existing PD-2 master plans approved by the Town.

- Open Space and Impervious Cover: The proposed development will incorporate both passive and active open space areas, walking paths, and vegetative buffers that will meet or exceed the Town requirements.
- Master Plan Flexibility: The proposed density, layout, and phasing plan is consistent with the Town’s policy allowing master plans to evolve based on built conditions (Sec. 106.G.4(d)). Should future phases develop at a lower or higher density, the cap may be adjusted accordingly through the mechanisms provided in the LMO.

5. Rezoning Criteria (LMO Review)

Pursuant to the criteria set forth in Section 16-2-103.c.3 of the Town’s Land Management Ordinance, this application seeks approval of a Text Amendment to the Official Zoning Map to modify the allowable uses within the PD-2 district. Specifically, the applicant requests that New Construction of Multi-family Residential Development be permitted within the PD-2 district. The subject property comprises approximately 12.6 acres located on Bethea Drive and is currently zoned MED with an PD-2 overlay

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

i. Is in accordance with the Comprehensive plan

This application is consistent with the Town of Hilton Head Island’s Comprehensive Plan, by increasing the supply of residentially zoned property in a location well-suited for multi-family development and in close proximity to major island employers-particularly within the healthcare sector. It advances the Town’s goals by facilitating private-sector involvement in delivering workforce housing solutions that are currently lacking in the community. The proposed development supports the ability of local businesses, healthcare workers, educators, first responders, and other essential personnel to live and work on the island, helping sustain a competitive regional workforce and promoting population diversity and economic resilience.

The Proposed *Nightingale Commons* is ideally located on the Hilton Head Hospital campus, offering immediate access to healthcare jobs, community services, and public amenities. The site is within close proximity of the Boys and Girls Club, local public and private schools, and the Island Rec Center, and is surrounded by numerous parks, walking and biking paths. Steps from the community lies “The Main Street District”, which offers shopping, dining, and entertainment—all of which contribute to the site's high suitability for multi-family residential development. The proposed development embodies the “Live-Work-Play” principles that are





fundamental to current land planning trends nationwide and aligns with the Town's Comprehensive Plan for Modernization.

The proposed rezoning also aligns with the Town's commitment to sustainable development through the repurposing and redevelopment of a previously developed site. The development will incorporate advanced technologies and best practices to minimize environmental impact, including Net Zero Energy Ready construction, Class A-rated wind load standards, solar readiness, electric vehicle charging stations, bike and pedestrian pathways, community gathering spaces, recycling facilities, open greenspace, dog waste stations, and outdoor fitness amenities. These features will foster a safe, accessible, and vibrant living environment for Hilton Head Island's essential workforce.

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

Relentless Pursuit of Excellence: The Comprehensive 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 Ideals of Excellence for Hilton Head
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: The Comprehensive 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.





Workforce: The Comprehensive Plan's Core Value "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.

6.1.6 Monitor changing demographics and trends in housing development to allow 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: The Comprehensive 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.

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: The Comprehensive 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.

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: The Comprehensive 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 proposes a range of uses that are compatible with the existing zoning and land uses in the surrounding MED and PD-2 overlay districts. The proposed amendment complements nearby development patterns, and land use designations, reinforcing the suitability of this area for multi-family workforce housing.

Additionally, this application is focused on development in a sustainable and appropriately scaled manner, with consideration for evolving community demands, and supports the private sector investment into similar projects by expanding opportunities for residential development that meets the community's evolving housing needs—particularly for essential workers. By aligning with the surrounding zoning context, the proposed use will integrate seamlessly into the existing fabric of the neighborhood while broadening the Town's workforce housing framework standards outlined in Section 16-4-105 of the Land Management Ordinance (LMO)

iii. Is Appropriate for the land;

This application is appropriate for the subject property as proposed. This development reflects the highest and best use of a previously developed but underutilized site, transforming an inactive property into one that directly serves Hilton Head's long-term housing and economic needs.





An initial capacity analysis has confirmed that the site can adequately accommodate the proposed multi-family residential community. As the land is previously developed, with existing structures slated for demolition, the site capacity and buildability have been confirmed.

Preliminary coordination with key utility and service providers—including the Hilton Head Island Fire Rescue Department, Palmetto Electric, Hilton Head PSD, low-voltage utility companies, civil engineers, and drainage consultants—has been positive, with no major concerns raised regarding infrastructure capacity or service delivery.

Wetland delineations have been reviewed and reestablished, tree coverage and required removals will be minimal, preserving the site's natural character. The existing curb cut along Bethea Drive, a private road, will be maintained as currently configured, minimizing disturbance to surrounding infrastructure.

All necessary utilities, including sewer, potable water, electrical service, and sanitation, are readily available at the site. Stormwater management and drainage systems have been preliminarily assessed, and there are no anticipated issues with runoff or site resilience. The proposed design will fully adhere to Town standards regarding setbacks, buffers, height restrictions, impervious surface limits, mass and scale, drainage requirements, and environmental resilience.

In addition, ingress and egress, parking requirements, and modern amenities have all been reviewed and accounted for, affirming the site's suitability and readiness for the proposed multifamily workforce housing development.

iv. Addresses a demonstrated community need

This application directly addresses a critical community need by responding to Hilton Head Island's ongoing workforce housing shortage, which has placed mounting economic pressure on both local residents and businesses. The island's high cost of housing has forced a significant portion of its workforce to live off-island, resulting in longer commutes, increased traffic congestion, reduced quality of life, and challenges for employers trying to recruit and retain essential personnel.

Today, more than 14,000 individuals employed on Hilton Head Island commute from off-island, a 26% increase from 2002 to 2020. Allowing new multifamily residential WFH developments within the PD-2 district would increase the availability of housing that is attainable for the island's essential workforce. Those who play vital roles in supporting our economy, serving our residents, and maintaining Hilton Head's status as a world-class destination and an ideal place to live and raise families.





This development will be accompanied by a Workforce Housing Agreement with the Town of Hilton Head Island, ensuring that the development is built to environmentally sustainable standards, includes modern-day amenities, and is designed to foster a live-work environment that reduces traffic patterns and mitigates strain on natural resources.

The community will be professionally managed by CCDC, a local non-profit Housing organization, ensuring that it will consistently operate as workforce housing in perpetuity. This structure guarantees that the property cannot be converted to another use and remains dedicated to serving the island’s essential workforce for the long term.

Economically, this proposal strengthens both workforce retention and the island’s long-term economic growth. Of the 126 proposed units, a minimum of 30% will be reserved for employees of our local healthcare system, providing much-needed housing for nurses, technicians, and support staff—while also creating an environment that attracts and retains top-tier medical professionals and physicians. This is not merely a housing initiative; it represents a vehicle of growth to our local healthcare system as well, reinforcing its ability to serve the community more effectively through staffing and benefits.

The remaining units will be made available to other members of Hilton Head Island’s workforce, further addressing the island’s critical housing gap. While this development is a meaningful step forward, additional developments of this nature will be essential to solving the long-standing challenges related to workforce and affordable housing. Initial Communities like Nightingale Commons are a cornerstone of building a stronger, more inclusive, and more resilient Hilton

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

This application aligns with the overall zoning program and the strategic initiatives established by Town Council and the Comprehensive Plan to address the growing need for workforce housing solutions on Hilton Head Island. The Workforce Housing Framework, Finding Home, supports strategic planning flexibility and encourages creative approaches to expand housing options for essential workers. As part of this framework, changes in land use—such as the one proposed in this application—are specifically contemplated to enable the development of attainable, income-aligned housing in appropriate locations across the island.

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

This application will not create an isolated or inconsistent zoning district that is unrelated to adjacent or surrounding zoning. On the contrary, the intent of the application is to utilize an





already-available land resource to expand the supply of workforce housing within the MED and PD-2 overlay districts.

Under current zoning, workforce housing is already permitted in these districts through the commercial conversion of existing structures as outlined in Section 16-4-105 of the Land Management Ordinance. This application seeks to build on that framework by also permitting the new construction of multi-family residential units in alignment with the Town’s Workforce Housing Guidelines and Framework.

Within the existing “Palmetto Headlands” PD-2 overlay, the multi-family development known as Palmetto Commons already exists on the hospital campus at a higher density than the proposed community, demonstrating that the proposed density is compatible with existing uses. Additionally, adjacent zoning district RM-4, which borders the MED district, allows residential uses at densities of up to 12 units per acre by right, when developed under workforce housing provisions.

Main Street zoning currently permits market rate residential multi-family uses by right at 12 units per acre, further reinforcing that this application does not constitute an incompatible or isolated zoning change. Instead, it reflects a logical and coordinated expansion of workforce housing opportunities consistent with the land use patterns, zoning context, and policy goals of the Town of Hilton Head Island.

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

This application represents a meaningful opportunity to put the subject property to a reasonably viable and impactful economic use—one that directly supports our workforce, healthcare system, and the broader Hilton Head Island community. Beyond meeting immediate housing needs, this development will serve as a model for future private developers in the workforce housing space, demonstrating that high-quality, sustainable workforce housing is not just both achievable and essential in our market but also attractive investments.

This is a critical initiative—one that sets a high standard and will help catalyze additional innovative housing solutions to meet the growing demand for attainable, community-serving residential options.

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

This application will result in a development that is supported by available, adequate, and suitable public facilities and infrastructure, as the property was originally developed as a commercial campus in the early 1990s. The existing infrastructure—including utilities, road





access, and service capacity—is well-positioned to support the redevelopment of the site into a multi-family residential community.

The proposed development aligns with the Town’s goals of promoting sustainable land use and enhancing quality of life for residents. The development will incorporate renewable energy technologies and high-performance building standards, resulting in homes that are Net Zero Energy Ready, solar-capable, and designed to achieve minimal environmental impact. By leveraging cutting-edge construction techniques, the development will also help reduce long-term utility costs for residents, making it both environmentally and economically sustainable

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

This application is submitted in response to evolving community needs and changing conditions on Hilton Head Island—specifically the growing demand for attainable housing for essential workers and the need for housing options that are compliant with Area Median Income (AMI) guidelines. This development reflects the highest and best use of a previously developed but underutilized site, transforming an inactive property into one that directly serves Hilton Head’s long-term housing and economic needs. The proposed community is designed to support both individual economic growth and the continued development of our local healthcare system, providing stable, high-quality housing for the workforce that sustains critical services on the island.

The development emphasizes sustainable building practices, incorporating considerations for wind load standards, flood ratings, stormwater management, and overall resilient construction—ensuring that the buildings will remain durable and serviceable for decades to come. In addition, our partnership with CCDC, a trusted local nonprofit, will bring proven management practices that safeguard the property’s long-term use as workforce housing, insulating it from fluctuations in the housing market and broader economy.

A Workforce Housing Agreement will be executed with the Town of Hilton Head Island, providing a mechanism for long-term resiliency and accountability, and ensuring that the community remains dedicated to serving the island’s essential workforce—regardless of changing economic or market conditions.

6. Conclusion

The Zoning Map Amendment application seeks approval to allow new construction of multi-family residential units within the PD-2 district, reflecting the highest and best use of a previously developed but underutilized site. This amendment will enable the redevelopment of a site that is not viable for commercial conversion, and instead allow a use that directly addresses the island’s critical workforce housing shortage.



Attachment 3



The proposed development is structured to meet all workforce housing standards, and will be governed by long-term restrictions and agreements to ensure that affordability and workforce-serving goals are maintained well into the future.

This initiative represents a significant and necessary step toward The Comprehensive Plans' core values and Strategic initiatives of enhancing the economic sustainability of Hilton Head Island by supporting our local workforce, strengthening our healthcare system, and laying the groundwork for continued, responsible community growth.

Thank you

Abode Development of The Lowcountry

Brian Quinn, Keith Kostrzewski,
July 18, 2025

A handwritten signature in black ink, appearing to be "B. Quinn".

A handwritten signature in blue ink, appearing to be "K. Kostrzewski".

"This project underscores Novant Health's mission to support the people who make Hilton Head a thriving community," said Joel Taylor, market president for Novant Health and a key advocate for the initiative.

"Essential workers are the backbone of our community, and this development ensures they have access to stable, quality housing close to where they work and serve."





TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court, Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT PUBLIC PROJECT REVIEW

Case #	Project Name	Public Hearing Date
PPR-000119-2025	Hilton Head Park Taylor Family Park	August 20, 2025

Project Location	Applicant
252 Wild Horse Road Hilton Head Island, SC 29926 Parcel R510 003 000 0027 0000	Scott Harris Town of Hilton Head Island 1 Town Center Court Hilton Head Island, SC 29928

Application Summary

Application for a Public Project Review (PPR) from the Town of Hilton Head Island proposing development of a new park facility on a Town-owned parcel located at 252 Wild Horse Lane.

Staff Recommendation

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

Background

Parks and Recreation is one of the Major Core Values under the Town's Our Plan. Under the Parks and Recreation Core Value, there are 8 Major Goals, one of them being to provide best-in-class recreation facilities and programs in the Island's public parks, and another being to promote multi-dimensional inclusion and access for all parks, facilities, and recreation programming. Taylor Family Park is anticipated to have a blend of family oriented use by the public on a daily basis, particularly at the play features, providing paved handicapped parking, a sidewalk, and fixed toilet facilities with running water will contribute to the Town's Comprehensive Plan goals of providing best-in-class parks and recreation facilities, and accessible facilities and routes at the Town's parks.

Description of Project

The proposed park will feature pedestrian pathways and crosswalks, vehicular access and parking, and internal interpretive signage. It will also include passive open lawn spaces, a playground and a covered pavilion equipped with restrooms, tables, grills, and seating areas. Pathways will be scattered throughout the landscape, which will integrate existing natural features like specimen trees and wetlands. The limit of disturbance for the project is proposed to be 4.0 acres

The proposed pavilion and restroom will emulate a similar facilities the Town has constructed at various neighborhood park properties and will be designed to be of Island Lowcountry nature to fit into the surrounding neighborhood and the Island as a whole.

Location, Character, and Extent

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

Summary of Facts and Conclusions of Law

Findings of Fact:

1. LMO Appendix D-24, Application Deadlines, requires applications before the Planning Commission to be submitted to the LMO Official 30 calendar days prior to the meeting. The applicant submitted the application for this project on July 21th, 2025.
2. LMO Section 16-2-102.E.1, Hearing Scheduling, states that when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specialty called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the August 20th, 2025, Planning Commission meeting, which is a regularly scheduled meeting of the Commission.
3. LMO Section 16-2-102.E.2, Hearing Notice, requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the August 20th, 2025, public hearing was published in the Island Packet on August 3rd, 2025, which is 17 calendar days before the hearing date.
4. LMO Section 16-2-102.E.2, Hearing Notice, requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land directly contiguous to the proposed project no less than 15 calendar days before the hearing date. The applicant mailed notices of the August 20th, 2025, public hearing by first-class mail to such owner(s) of the land on August 4th, which is 16 calendar days before the hearing date.

Conclusions of Law:

1. The application was submitted 30 calendar days prior to the meeting date, in compliance with LMO Appendix D-24.
2. The LMO Official scheduled the public hearing on the application for the August 20th, 2025, Planning Commission meeting, in compliance with LMO Section 16-2-102.E.1.
3. Notice of the public hearing was published 16 calendar days before the meeting date, in compliance with LMO Section 16-2-102.E.2.
4. The applicant mailed notices of the public hearing to owner(s) of land directly contiguous to the proposed project 21 calendar days before the hearing date, in compliance with LMO Section 16-2-102.E.2.

Summary of Facts and Conclusions of Law

Findings of Fact:

The adopted Comprehensive Plan addresses the location, character, and extent of this project in the Parks & Recreation and Infrastructure sections.

Parks & Recreation - Community Theme

Strategies & Tactics - Best-in-Class

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

Parks & Recreation - Community Theme

Strategies & Tactics – Accessibility

- 8.2: Continue to evaluate the need to update and/or provide opportunities to improve accessible routes and features at parks and facilities, and for special events or recreation programming.

Infrastructure - Core Value

Strategies & Tactics

- 5.1.2: Evaluate existing Town facilities and identify opportunities for redevelopment or new construction to provide best-in-class facilities across the Town government.
- 5.2: Ensure the Town continues to provide best-in-class services and facilities that meet or exceed the expectations of its residents and visitors.

Conclusions of Law:

The Comprehensive Plan supports the **location** of the proposed project.

- The proposed project will add ADA accessible pathways connecting the parking area to park amenities, in compliance with the Recommendations & Action Items for Hilton Head Island (Taylor Family Park) for Parks & Recreation.

The Comprehensive Plan supports the **character** of the proposed project.

- The proposed project will provide a new neighborhood facilities, and provide high quality park furnishings and amenities, which is in compliance with the Parks & Recreation Core Value.

The Comprehensive Plan supports the **extent** of the proposed project.

- The proposed project supports the Infrastructure Strategy and Tactics to evaluate existing Town facilities and identify opportunities for redevelopment or new construction to provide best-in-class facilities that meet or exceed the expectations of its residents and visitors, which is in compliance with the Infrastructure Core Value.

LMO Official Determination

The LMO Official determines this application is **compatible with the Comprehensive Plan** for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion

Per LMO Section 16-2-103.Q.4, Public Project Review Standards, the Planning Commission’s role is to determine whether the application is compatible or is not compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

BE

Brian Eber, Principal Planner

August 6, 2025

DATE

REVIEWED BY:

SF

Shea Farrar, Principal Planner and Board
Coordinator

August 7, 2025

DATE

TL

Trey Lowe, Development Services Program
Manager

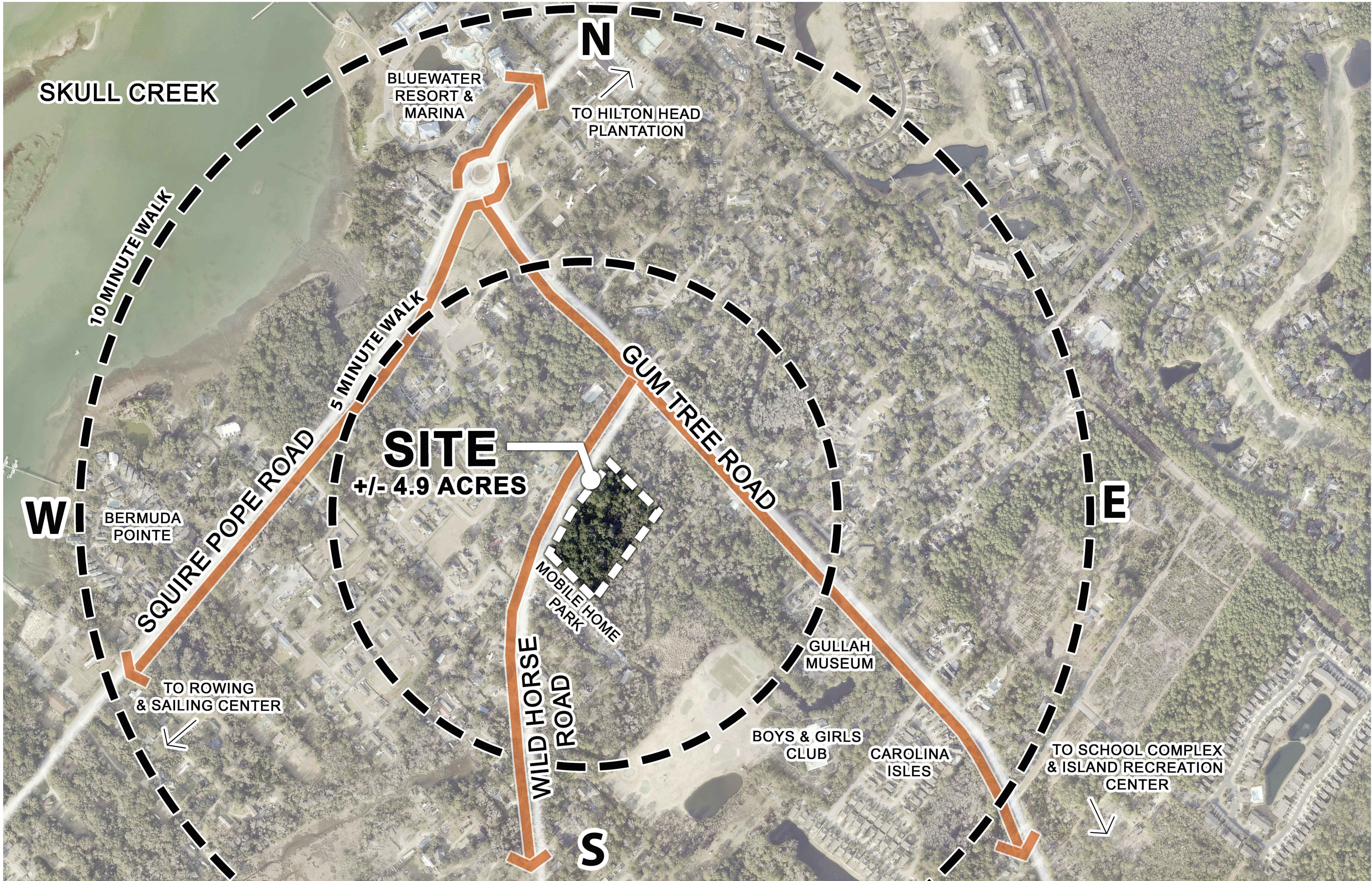
August 7, 2025

DATE

ATTACHMENTS:

- A) Location Map
- B) Narrative
- C) Plans





TAYLOR FAMILY PARK

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

ATTACHMENT B

July 21, 2025

Taylor Family Park, Hilton Head Island, South Carolina

Parcel Number: R510 003 000 0027 0000

Public Project Review Narrative

The Town of Hilton Head Island (ToHHI) is proposing the development of a new park on a Town-owned parcel located at 252 Wild Horse Rd. Currently the property is an undeveloped wooded lot, and was donated by the Taylor Family. The land was most notably occupied by the McKnights, a small family known for being farmers and fishermen. Adjacent uses are residential in nature, and the new park will enhance a sense of community within the surrounding neighborhood. It will invite visitors to experience peaceful play, inspire serene gatherings, and reflect upon the richness of the area's cultural history. Creation of this park will contribute to the Town's Comprehensive Plan goal of providing best-in-class parks and recreation, as well as promoting inclusion, equity, and access.

Features of the proposed park will include paved handicapped parking and a sidewalk to an open-air pavilion with restroom facilities. A small garden and playground with fishing themed elements surround the pavilion and are connected to a lawn area encircled by paved walking paths. A section of nature trail rounds out the proposed areas to explore, with local cultural history storytelling along the way. Elements are designed to be of Lowcountry nature in order to fit into the surrounding neighborhood and Island as a whole.

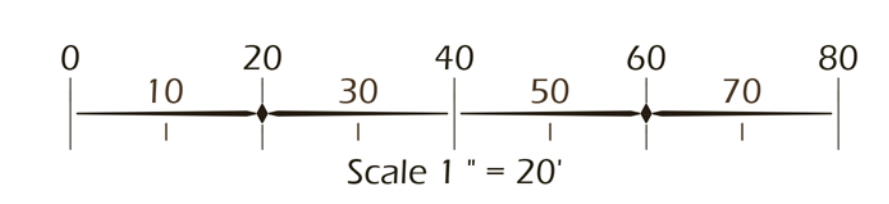
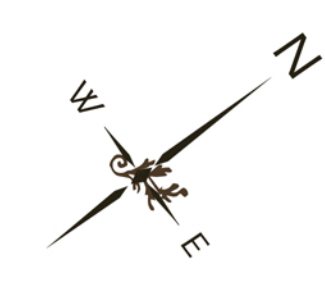
The proposed Taylor Family Park will contribute to a high quality of life for the island community, provide opportunities for safe use and enjoyment for both residents and visitors alike, and will be maintained at a high standard which will meet community needs and expectations.



- LEGEND**
- 1: PICNIC AREA
 - 2: PARKING (+/- 15 SPACES + 2 HC SPOTS)
 - 3: GATE
 - 4: WOOD & WIRE-MESH FENCE
 - 5: PAVILION
 - 6: BOAT PLAY FEATURE
 - 7: "LOCAL WATERS" PLAY FEATURES
 - 8: RUBBERIZED SURFACE; LOCAL WATERS INSPIRED
 - 9: UPLIGHT SIGNIFICANT TREES
 - 10: MANICURED UNDERSTORY
 - 11: ACTIVITY LAWN
 - 12: THE HISTORY PATH
 - 13: WETLAND
 - 14: SWING
 - 15: 50" PECAN TREE
 - 16: CROSSWALK
 - 17. DRY POND

ADJACENT PROPERTY
HERNANDO CESAR
&
LORENA TREJO
CHAVIRA

ADJACENT PROPERTY
DAVID L. WHITE



TAYLOR FAMILY PARK
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA





TOWN OF HILTON HEAD ISLAND

Staff Report Memo

TO: Planning Commission
FROM: Michael Connolly, *Senior Planner*
VIA: Trey Lowe, *Development Services Program Manager*
CC: Shawn Leininger, *Assistant Town Manager, Interim LMO Official*
DATE: August 20, 2025
SUBJECT: Jennifer Palmer of Seamon Whiteside & Associates, on behalf of The Town of Hilton Head Island, is proposing a Workforce Housing Development Project at 10 Northpointe Circle. This new development consists of multifamily units and townhome cottages, totaling 157 units and supporting infrastructure. The subject property is zoned Moderate to High Density Residential District (RM-12) and is located within the Corridor Overlay. The affected parcels are identified on Beaufort County Tax Map 7 as Parcels 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, R510 007 000 0243 0000, and R510 007 000 0265 0000.

Town Staff continuously looks for ways to improve its processes. One recent change implemented by Staff for the Development Review Program is to require all Major Development Plan Review applications for new commercial development and Major Subdivision applications to be shared with the Planning Commission. The applications will be presented by Staff for information purposes only. This will provide a way for the Planning Commission and the general public to be made aware of all new developments being proposed on Hilton Head Island.

There is one new Major Development Plan Review application ready to be shared with the Planning Commission – DPR-000412-2025 - 10 Northpointe Circle, a workforce housing development project that proposes multifamily units and townhome cottages, totaling 157 units with supporting infrastructure. The subject properties are zoned High Density Residential District (RM-12) District, are located within the Corridor Overlay, and are identified on Beaufort

County Tax Map 7 as Parcels 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, R510 007 000 0243 0000, and R510 007 000 0265 0000.

Attachments:

- A. DPR-000412-2025 - Site Plan
- B. DPR-000412-2025 - Narrative

NORTHPOINT WORKFORCE HOUSING

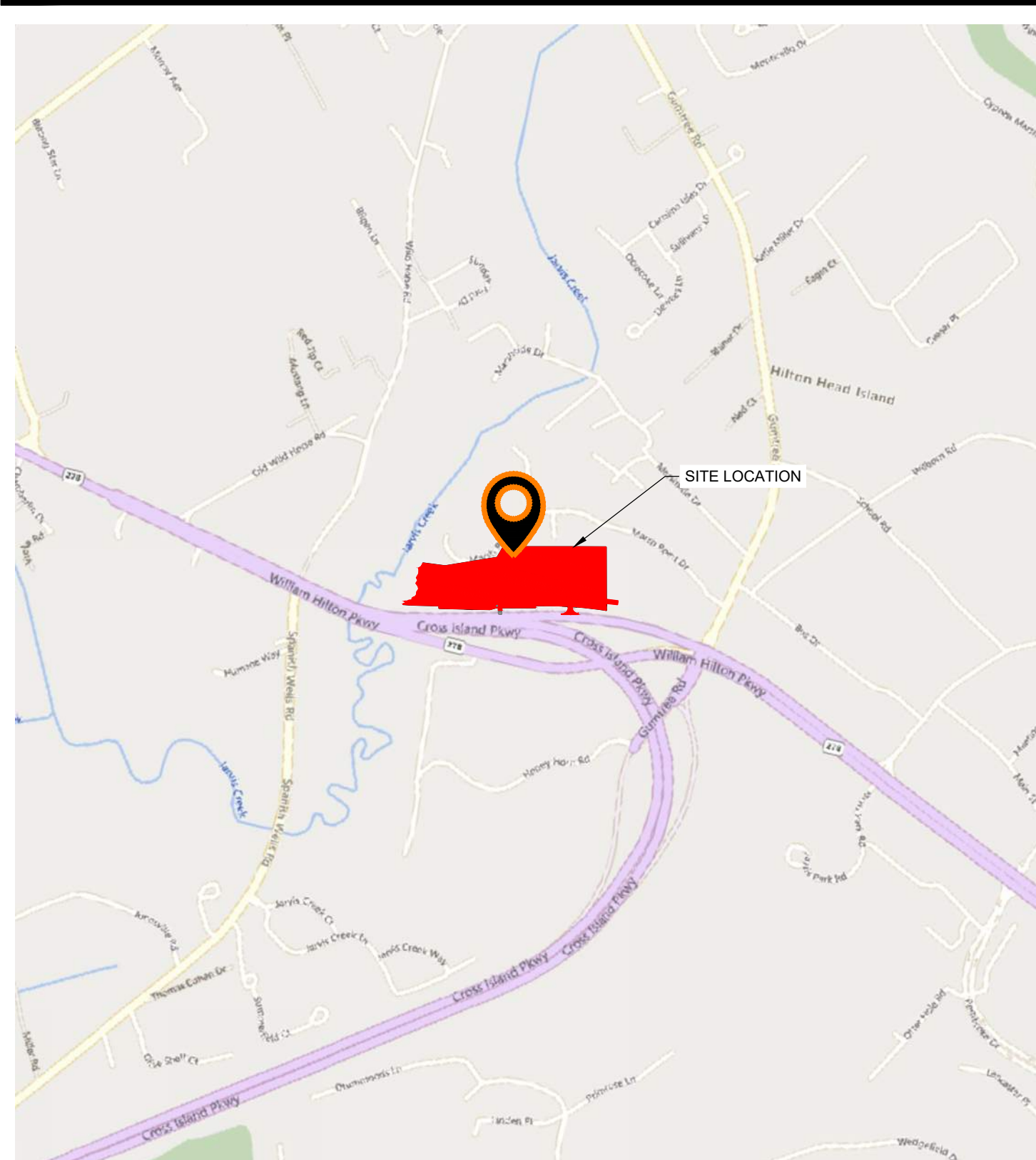
HILTON HEAD ISLAND, SC

TMS# 510-007-000-0121, -0219, -0230, 0232 TO -0243, -0265

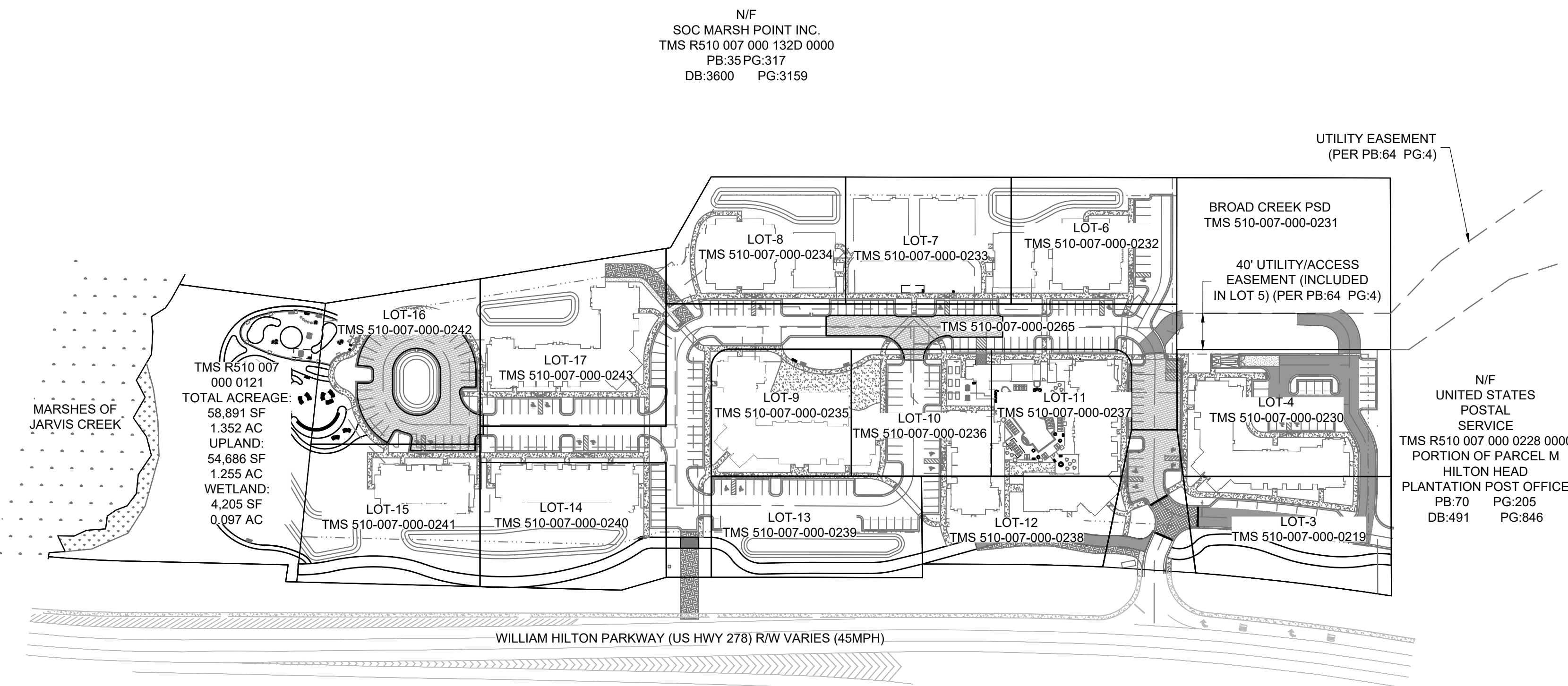
AGENCY SUBMITTAL

NOT FOR CONSTRUCTION
SUBJECT TO CHANGE

SITE LOCATION MAP



SITE OVERVIEW



SHEET LIST TABLE

Sheet Number	Sheet Title
C1.0	TITLE SHEET
C1.1	LEGEND REVISION & NOTES
C2.0	EXISTING CONDITIONS
C3.0	OVERALL DEMO & TREE REMOVAL PLAN
C3.1	DEMO & TREE REMOVAL PLAN
C3.2	DEMO & TREE REMOVAL PLAN
C4.0	OVERALL SWPPP
C4.1	SWPPP PHASE 1
C4.2	SWPPP PHASE 1
C4.3	SWPPP PHASE 2
C4.4	SWPPP PHASE 2
C4.5	SWPPP PHASE 3
C4.6	SWPPP PHASE 3
C4.7	SWPPP NOTES
C4.8	SWPPP DETAILS
C4.9	SWPPP DETAILS
C4.10	SWPPP DETAILS
C5.0	OVERALL SITE LAYOUT PLAN
C5.1	SITE LAYOUT PLAN
C5.2	SITE LAYOUT PLAN
C6.0	OVERALL DRAINAGE PLAN
C6.1	DRAINAGE PLAN
C6.2	DRAINAGE PLAN
C6.3	DRAINAGE PROFILES
C6.4	DRAINAGE PROFILES
C6.5	DRAINAGE PROFILES
C6.6	DRAINAGE PROFILES
C6.7	DRAINAGE PROFILES
C6.8	DRAINAGE PROFILES
C7.0	OVERALL GRADING PLAN
C7.1	GRADING PLAN
C7.2	GRADING PLAN
C7.3	POOL AREA GRADING PLAN
C8.0	ROADWAY & DRAINAGE DETAILS
C8.1	ROADWAY & DRAINAGE DETAILS
C8.2	ROADWAY & DRAINAGE DETAILS
C8.3	ROADWAY & DRAINAGE DETAILS
C9.0	OVERALL WATER PLAN
C9.1	WATER PLAN
C9.2	WATER PLAN
C9.4	WATER DETAILS
C10.0	OVERALL SEWER PLAN
C10.1	SEWER PLAN
C10.2	SEWER PLAN
C10.3	SEWER PROFILES
C10.4	SEWER DETAILS
L1.0	LIGHTING PLAN

PROJECT DESCRIPTION

THIS PROJECT SITE IS LOCATED OFF OF WILLIAM HILTON PARKWAY IN THE TOWN OF HILTON HEAD AND INCLUDES TAX PARCEL NOS. R510-007-000-0121, -0219, -0230, 0232 TO -0243, -0265. THE PROPOSED DEVELOPMENT WILL CONSIST OF 9 MULTIFAMILY BUILDINGS AND 12 TOWNHOMES COTTAGES, TOTALING 157 UNITS, AN AMENITY CLUBHOUSE WITH A POOL, ASSOCIATED INFRASTRUCTURE AND OPEN SPACES.

GENERAL NOTES

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS

- BOUNDARY, TOPOGRAPHIC, TREE, WETLAND BOUNDARY, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY ATLAS SURVEYING, INC., TITLED "NORTH POINT CIRCLE & WILLIAM HILTON PARKWAY", DATED 08/07/2022. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM ATLAS SURVEYING, INC. AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER.
- PER REFERENCE SURVEY. ALL ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM. HORIZONTAL DATUM IS STATE PLANE (SC NAD 83). REFER TO SURVEY FOR BENCHMARK REFERENCE AND/OR LOCATION. CONTACT OWNER FOR ANY MISSING BOUNDARY PINS, MONUMENTS, OR VERTICAL DATUM BENCHMARKS NEEDED FOR ESTABLISHING CONSTRUCTION STAKING CONTROL.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

PROJECT CONTACTS

DEVELOPER:
ONESTREET RESIDENTIAL
104 INTERSTATE N. PARKWAY E SE
ATLANTA, GA 30339
CONTACT: DEKE ROCHESTER
PHONE: (678)-460-2877

CIVIL ENGINEER:
SEAMON WHITESIDE & ASSOCIATES, INC.
712 N. CEDAR ST.
SUMMERVILLE, SC 29483
CONTACT: AARON SCHMITT
PHONE: (843)-884-1667

LANDSCAPE ARCHITECT:
DTJ DESIGN
817 WEST PEACHTREE ST. NW, STE. 320
ATLANTA, GEORGIA
CONTACT: MICHELLE REGAN
PHONE: (770)-787-4320

SURVEYOR:
ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A
RIDGELAND, SC 29936
PHONE: (843)-645-9277

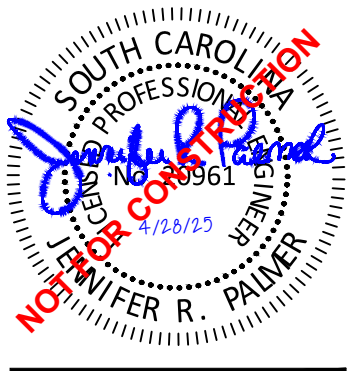
AGENCY CONTACTS

OWNER:
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928
CONTACT: MARC ORLANDO
PHONE: (843)-341-4705

WATER & SEWER CONTACTS:
HILTON HEAD PSD
P.O. BOX 21264
HILTON HEAD ISLAND, SC 29925
CONTACT: BILL DAVIS
PHONE: (843)-681-5525

TOWN OF HILTON HEAD ISLAND PLANNING COMMISSION:
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928
CONTACT: KAREN KNOX
PHONE: (843)-341-4770

TOWN OF HILTON HEAD ISLAND ENGINEERING & PROJECTS:
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER COURT
HILTON HEAD ISLAND, SC 29928
CONTACT: TJ JETT
PHONE: (843)-341-4772



NORTHPOINT WORKFORCE HOUSING
TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SC

PERMIT SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 11271
DATE: 09/25/24
DRAWN BY: BMM
CHECKED BY: JRP

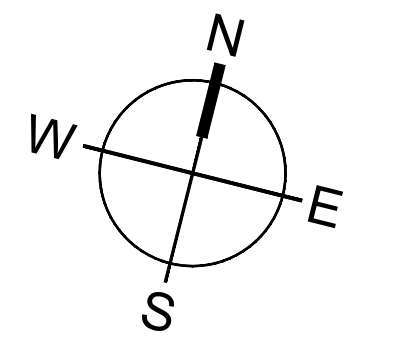
REVISION HISTORY

A	10/16/24
B	4/25/25

TITLE SHEET

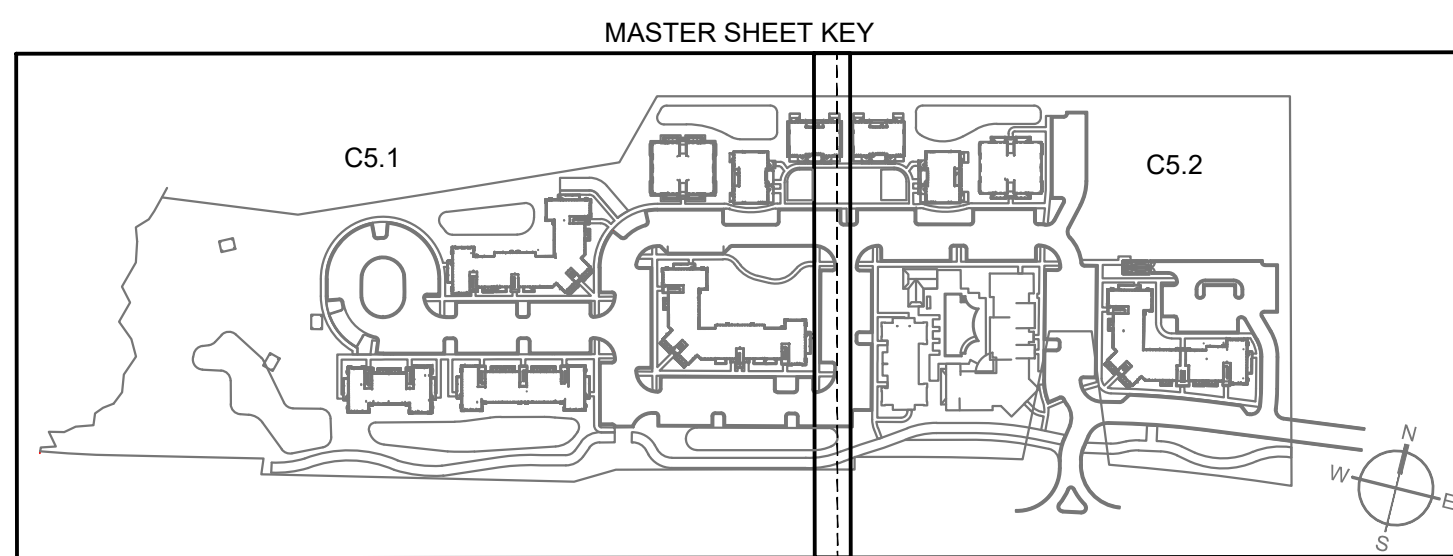
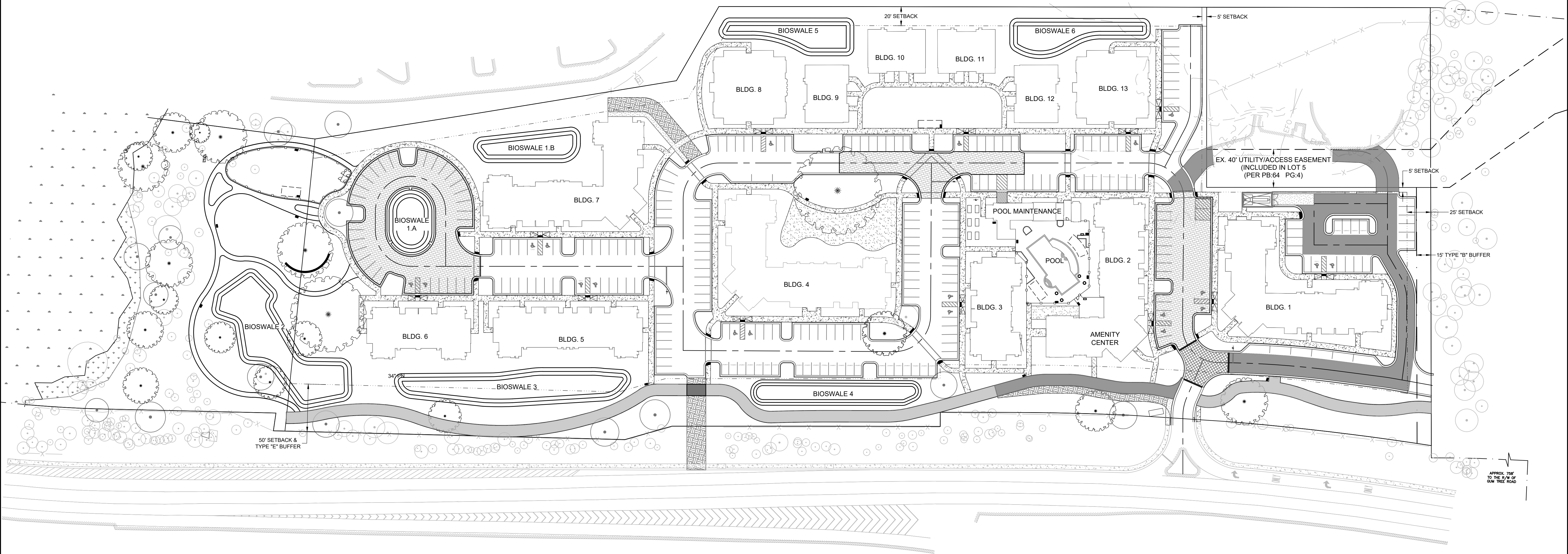


Know what's below.
Call before you dig.



SCALE: 1" = 100'

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSON HILTON BUILDINGS 800 WYCLIFF BLVD, SUITE 200, GREENVILLE, SC 29611 | JUDSON HILTON BUILDINGS 100 N. DANIEL MORGAN AVENUE, SUITE 200, SPARTANBURG, SC 29306

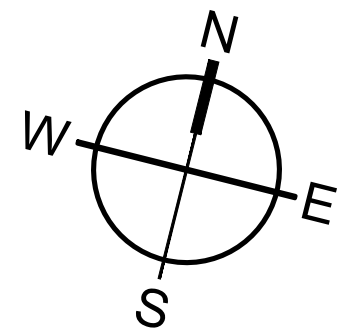


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- ALL MEASUREMENTS ARE CALCULATED AND ARE NOT SURVEYED UNLESS OTHERWISE NOTED.
- BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY ATLAS SURVEYING, INC. TITLED "NORTH POINTE CIRCLE & WILLIAM HILTON PARKWAY", DATED 08/17/2022.
- TOPOGRAPHIC DATUM IS SC NAD 83, PER REFERENCE SURVEY.
- ANYTHING SHOWN OUTSIDE OF THE BOUNDARY OF THIS PROJECT IS FOR DESCRIPTIVE PURPOSES ONLY.
- THIS PROPERTY IS SHOWN ON TAX MAP TMS# 150-007-000-0121, 0219, 0230, 0233-0243, 0285.
- FLOOD ZONE: PROJECT IS LOCATED IN ZONE X PER F.E.M.A. MAP COMMUNITY PANEL NO. 45013C0453G, EFFECTIVE 03/23/2021.
- HILTON HEAD PSD 1 IS THE WATER SYSTEM AND SANITARY SEWER SYSTEM PROVIDER.
- ALL AREAS DESIGNATED BY "H.O.A." SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- WETLAND, WETLAND BUFFER AREAS, OTHER BUFFER AREAS, PRIVATE ROADS AND ALLEYS, PONDS, POND OUTFALLS, DRAINAGE SWALES, COMMON AREAS, MAIL KIOSKS, AND PROPERTY DESIGNATED AS HOA SHALL BE OWNED AND MAINTAINED BY THE HOA.

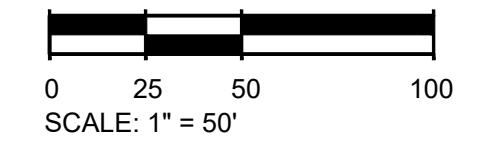
- LEGEND**
- HATCH DENOTES HEAVY DUTY ASPHALT PAVING
 - HATCH DENOTES PERVIOUS CONCRETE PAVING
 - HATCH DENOTES HEAVY DUTY CONCRETE PAVING
 - HATCH DENOTES GRASS PAVE
 - HATCH DENOTES VEHICULAR PERVIOUS PAVERS

PARKING REQUIRED:	
ONE BEDROOM: 1.4 SP/UNIT X 79 UNITS =	111 SPACES
TWO BEDROOM: 1.7 SP/UNIT X 60 UNITS =	102 SPACES
THREE BEDROOM: 2.0 SP/UNIT X 18 UNITS =	36 SPACES
TOTAL:	249 SPACES
PARKING CALCULATIONS:	
STANDARD SPACES:	221
COMPACT SPACES:	26
VAN ACCESSIBLE ADA SPACES:	20
EV CHARGING SPACE:	1
TOTAL:	268
TOTAL PROPERTY AREA CALCULATIONS	
TOTAL AREA:	11.37 AC
IMPERVIOUS AREA:	5.01 AC (44.06%)

EXISTING UTILITY NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
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SW SEAMONWHITESIDE
MOUNT PLEASANT, SC 29564
GREENVILLE, SC 29611
SUMMERVILLE, SC 29586
SPARTANBURG, SC 29306
CHARLOTTE, NC 28202
RALEIGH, NC 27601
WWW.SEAMONWHITESIDE.COM

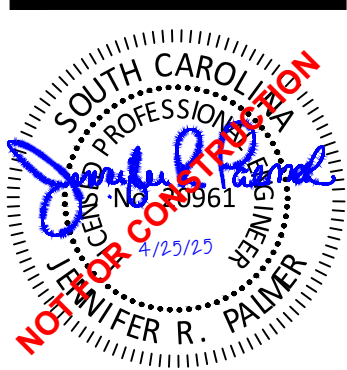


NORTHPOINT WORKFORCE HOUSING
TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SC

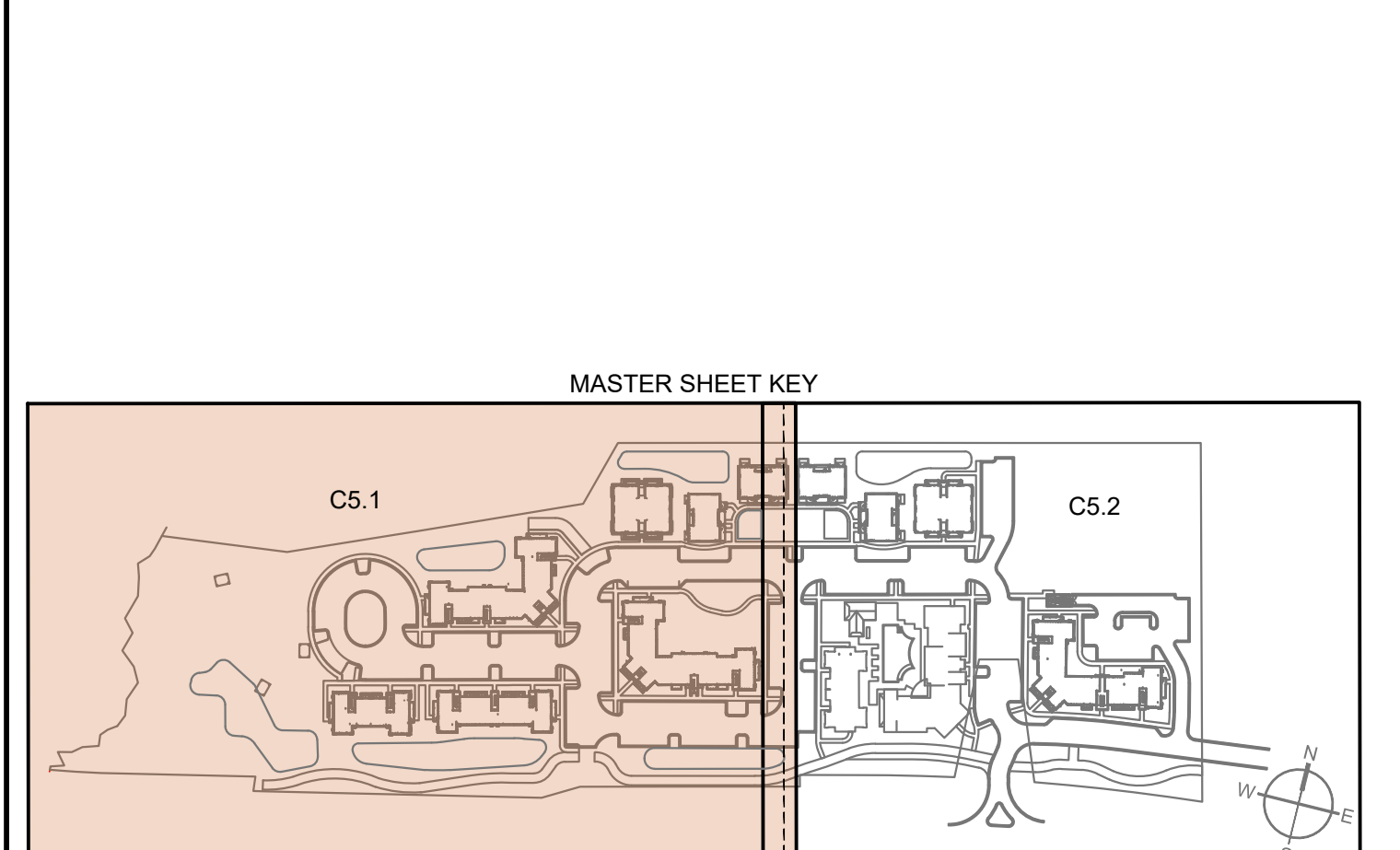
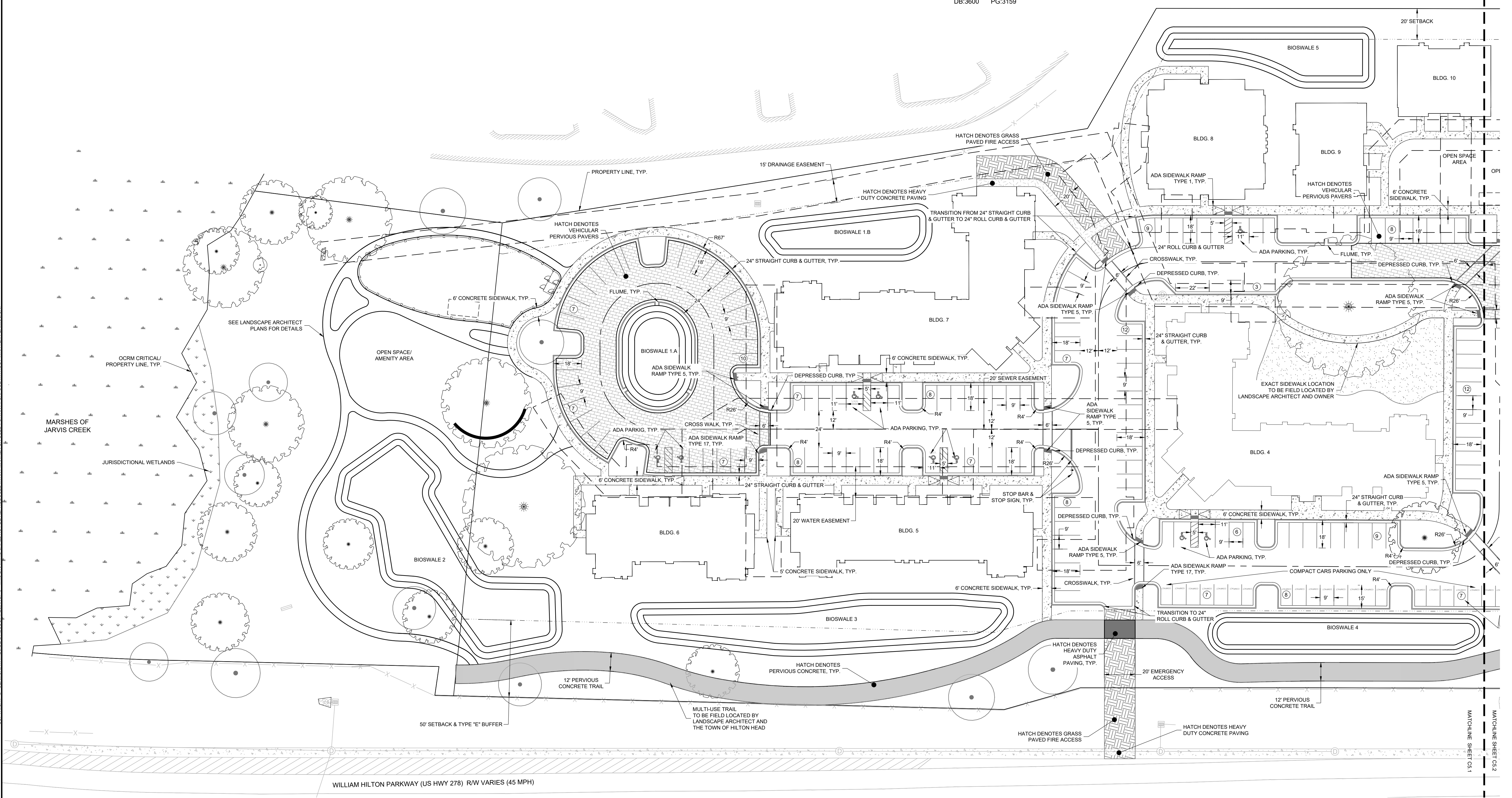
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SW+ PROJECT: 11271
DATE: 09/25/24
DRAWN BY: BMM
CHECKED BY: JRP

REVISION HISTORY	
A	10/16/24
B	4/25/25

OVERALL SITE LAYOUT PLAN



50 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSONVILLE BUILDING AREA, 701 EASLEY DRIVE, SUITE 200, GREENVILLE, SC 29611 | 101 CEDAR STREET, GREENVILLE, SC 29601 | 100 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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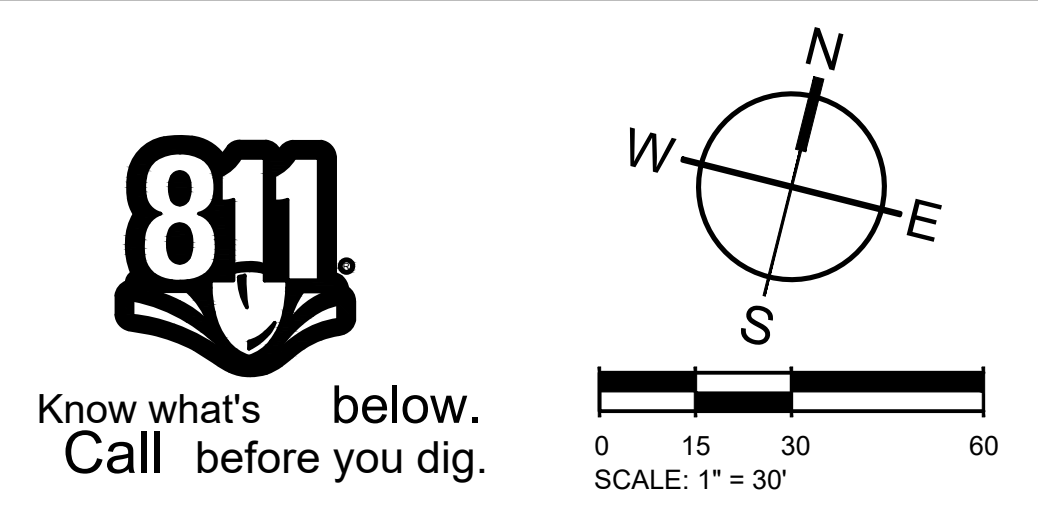


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	HATCH DENOTES GRASS PAVE
	HATCH DENOTES VEHICULAR PERVIOUS PAVERS

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NORTHPOINT WORKFORCE HOUSING
TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SC

PERMIT SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 11271
DATE: 09/25/24
DRAWN BY: BMM
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REVISION HISTORY	
A	10/16/24
B	4/25/25

SITE LAYOUT PLAN



April 16, 2025

SCDES-OCRM
1362 McMillan Ave. Suite 400
Charleston, SC 29405

Northpoint Workforce Housing
Town of Hilton Head Island, South Carolina
Project Narrative

The Northpoint Workforce project is a multi-family development located on a 11.37-acre tract on Northpointe Circle, in the Town of Hilton Head Island. The property is currently identified as TMS# 510-007-000-0121, -0219, -0230, -0233, -0243 & -0265, and is currently wooded with paved roadways. This new development consists of multi-family units and townhome cottages, for a total of 157 units, paved roadways with curb and gutter, seven bioswales, a stormwater network, water infrastructure, sanitary sewer infrastructure and other supporting infrastructure associated with these types of development.

The scope of site work related to this project involves the following:

- a) Clearing and grubbing of the existing vegetation within the limits of disturbance.
- b) Grading and earthwork to establish the proper grading of the site, construction of bioswales, and associated drainage infrastructure.
- c) Connection to existing water and sanitary sewer systems for construction of water and sanitary sewer extensions and services.
- d) Construction of onsite roads, sidewalks, building pads and amenities.

The total land disturbance for this project will be 11.30 acres.

The post development stormwater runoff from the site will consist of roof drainage from the multi-family units and surface runoff from the landscaped areas. The increase in impervious areas will require seven bioswales to meet stormwater quantity and quality requirements. The bioswales will discharge into Jarvis Creek adjacent to the site and eventually outfall to Atlantic Ocean. The post development conditions for areas outside of the limits of project disturbance will maintain pre-development runoff routes. Silt Fence, a construction entrance, and other BMP's will be installed on the site during construction.

If you have any questions regarding this information, please do not hesitate to reach out to me.

Respectfully,
SeamonWhiteside

Aaron Schmitt, PE
Civil Engineering Project Manager
SW+ Job # 11271