



Town of Hilton Head Island

Community Development and Public Services Committee Meeting

Monday, December 15, 2025, 10:00 AM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

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

1. **Call to Order**
2. **Pledge to the Flag**
3. **Adoption of the Agenda**
4. **Approval of the Minutes**
 - a. Special Meeting Minutes of October 7, 2025
 - b. Regular Meeting Minutes of November 17, 2025
 - c. Special Meeting Minutes of November 19, 2025
5. **Public Comment - Non Agenda Items**
6. **Unfinished Business**
 - a. Discussion Regarding the Holiday Homes Neighborhood Character Overlay District Amendment Request - Shawn Leiningner, Deputy Town Manager
7. **New Business**
 - a. 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 - Zac Gordon, Planning Director
 - b. 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) to Change the Allowed use of

Parcels R510 008 000 337A 0000, R510 008 000 0337 0000 and R510 008 000 0452 0000 from Commercial Use to Commercial or Residential Use; and to Provide for Severability and an Effective Date - Zac Gordon, Planning Director

8. 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
COMMUNITY DEVELOPMENT AND PUBLIC
SERVICES COMMITTEE SPECIAL MEETING
Tuesday, October 7, 2025, 9:00 AM
Minutes

Call to Order

Chair Becker called the meeting to order at 9:00 a.m.

Committee Members present: Steve DeSimone, Ward 3; Tammy Becker, Ward 4; Steve Alfred, Ward 5

Council Members Present not voting: Alan Perry, Mayor; Patsy Brison, Ward 2; Melinda Tunner, Ward 6

Others Present: Marc Orlando, Town Manager; Curtis Coltrane, Town Attorney; Kim Gammon, Town Clerk

Adoption of the Agenda

Mr. Alfred moved to approve. Mr. DeSimone seconded. Motion carried 3-0.

Public Comment - Non Agenda Items

None.

New Business

Consideration of Ordinances to Include: Repeal and Replace Title 10, Chapter 2 of the Municipal Code of the Town of Hilton Head Island Entitled Short-Term Rentals and to Amend an Ordinance to Raise Revenues, Provide for Expenditures, and Amendment to Ordinance 2025-07 to amend the Master Fee Schedule of the Adopted Consolidated Budget for the Town of Hilton Head Island, South Carolina, for the Fiscal Year Ending June 30, 2026; and Providing for Severability and an Effective Date for Each - Shawn Leininger, Deputy Town Manager

Mr. Leininger provided background regarding the agenda item stating that on May 17, 2022, Town Council adopted a Short-Term Rental Ordinance to address the impacts of short-term rentals on neighborhoods by establishing expectations for their management and operation, specifically regarding safety, trash, noise, and parking. Implementation of the Ordinance began by establishing an operational program for administration of the Ordinance. This included securing necessary software and equipment; recruiting, hiring, and training new employees; creating and testing application and complaint portals; and creating and executing an education and communications plan. The effective date of the Short-Term Rental Ordinance began January 1, 2023, and is managed by the Town's Finance Department Revenue

Services Division and Public Safety Department who work proactively to educate owners, agents, and renters of the requirements and enforce compliance.

Past and current Town Council strategic action plans identified the assessment of the short-term rental program to evaluate program effectiveness on addressing the negative impacts to neighborhoods including:

1. Environmental impacts;
2. Demands on Fire Rescue services;
3. Impacts to public utilities and infrastructure, and
4. Impacts of land use intensity, to determine if further regulation is necessary.

In that regard, on September 16 and 24, 2024, Town Council held workshops to review numerous priority amendments to the Land Management Ordinance (LMO) and Municipal Code that seek to address important and urgent issues in advance of a full LMO Overhaul. This review included an assessment and proposed amendment to the Short-Term Rental Ordinance to address parking, occupancy, fire and life safety, enforcement and fee regulations.

Town staff held meetings and discussions with Town Council, members of the public, and representatives of the short-term rental industry. This assessment of the short-term rental program resulted in the following key findings:

1. Need the ability to manage property owners who violate short-term rental regulations through escalating fines instead of criminal charges;
2. Need the ability to manage property owners who operate a short-term rental property without a valid permit with fines that are greater than the cost of a permit;
3. Short-term rental properties and over occupancy can inconvenience permanent residents who have expressed concerns about parking, noise pollution, trash collection, and other consequences;
4. High occupancy homes do not have adequate fire and emergency safety mechanisms; and
5. Structures are being built for the purpose of short-term rental resulting in properties that are out of scale and context with existing neighborhoods.

The primary goal in considering Short-Term Rental Ordinance amendments is to protect and enhance the quality of life for residents and visitors. As such, the following items were identified to be addressed through proposed amendments:

1. *Parking and Enforcement*

- a. Parking is a critical issue.
- b. Address parking regulations specifically within the Short-Term Rental Ordinance.
- c. There needs to be limits on the number of vehicles associated with a short-term rental.
- d. It needs to be clear where the vehicles can and cannot park.

2. *Occupancy*

- a. Over-occupancy of short-term rental units is a concern.
- b. Define occupancy clearly for consistent regulation and enforcement.
- c. Consider if the size of the home should be factored into occupancy regulations.
- d. Occupancy enforcement presents challenges.

3. *Fire and Life Safety*

- a. Ensure adequate fire and life safety measures are required in short-term rentals.

4. *Short-Term Rental Permits and Regulations*

- a. Require short-term rental owners and agents communicate key regulations during the rental process and at time of occupancy.
- b. Align the short-term rental permit fee with community impacts and associated Town operational and infrastructure expenditures.

5. *Compliance, Fines, and Penalties*

- a. Provide for administrative citations as a tool to penalize and remedy violations.
- b. Establish a clear directive for escalating fines based on the number of offenses.
- c. Maintain ability to suspend or revoke permits for repeat offenders.
- d. Continue to enhance the Town relationship with gated communities to support enforcement of short-term rental regulations.

6. *Implementation*

- a. Provide additional time for existing short-term rentals to comply with new regulations, while ensuring new short-term rentals are compliant at the time of permit issuance.

7. *Balance Business and Community Needs*

- a. Strive for a balance between maintaining the island's character and supporting business practices related to short-term rentals.

On February 18, 2025, Town Council reviewed first reading of an Ordinance amending Chapter 10-2 Short-Term Rentals of the Municipal Code to add additional requirements for occupancy, fire and safety alarms and equipment, parking of vehicles, enforcement, fines, definitions and other text amendments, and providing for severability and an effective date. Generally, the proposed amendments included:

1. Grammatical and clarity of language clean-ups to help support understanding and readability;
2. Key definition additions and refinements that support the existing and proposed regulatory framework;

3. Requirement that owners must be compliant and current on all licenses, permits, fees, taxes, fines, and other materials;
4. For short-term rental properties 3,600 square feet and more, a monitored automatic smoke detection system and manual fire alarm must be installed;
5. Any exterior gas grill must be equipped with an automatic shut off timer;
The short-term rental permit number must be included in any advertisement for the property;
6. Establish a maximum occupancy based on the number of bedrooms to which the short-term rental property can be rented;
7. Require that the location of parking be identified and not allow more than six (6) vehicles to be parked on the property;
8. Prohibit vehicles from being parked off-site, on-street and access easements, in a required buffer, or any unimproved surface; and
9. Establish a procedure to issue administrative citations and appeal process.

Following review, a motion by Town Council to approve first reading and advance the amendments to second reading failed (3-4). Town Council requested the discussion related to this topic continue at a later date.

On September 15, 2025, the Community Services and Public Safety Committee held a discussion to review previously proposed amendments to the Short-Term Rental Ordinance and provided direction on additional amendments to address parking, occupancy, fire and life safety, enforcement, and fees. The remaining sections of this report provide for the recommended amendments to the Short-Term Rental Ordinance.

Mr. Leininger proceeded to review the proposed amended Short Term Rental Ordinance, proposed Budget Amendment - Short-term Rental Fees, Operational Enhancements, and Capital Investments, as well as the next steps as listed below:

Implementation of the proposed amendments will require modifications to the Town intake and permitting system and processes that will take 90-120 days to fully implement. As such, and as directed in recent discussions on this topic at Committee and Town Council meetings held on September 15, 2025, and September 16, 2025, respectively, the following review schedule is being proposed:

October 7, 2025. Community Development and Public Services Committee
 October 13, 2025 (proposed). Town Council First Reading.
 October 21, 2025. Town Council Second Reading.

If adopted by Town Council, the following implementation schedule would be in effect:

1. October 21, 2025. Effective date of new Short-Term Rental Ordinance for any new short-term rental permit.
2. March 1, 2026. Short-term rental permit renewal period opens.
3. April 30, 2026. Permits issued for 2025 permit period expire.

4. May 1, 2026. Permit for May 1, 2026 – April 30, 2027, period begins.
5. May 1, 2026. Monitored smoke detection and manual fire alarm compliance.

Ms. Becker invited Council members Bryson, Tunner and Mayor Perry to speak and give their views on the proposed ordinance. Their comments are detailed in the full transcript of the meeting on the Town website www.hiltonheadislandsc.gov.

Ms. Becker asked for public comment.

Dave Ferguson addressed the Committee stating there is poor leadership with no decisions being made. He added these problems could have been addressed years ago and delaying causes the problems to be bigger and solutions harder.

Jay Sudowski addressed the Committee stating the rules are not enforced and he is against the proposed ordinance saying it is very stringent and the regulations in place need to be followed by addressing individual issues.

Richard Bisi addressed the Committee stating the need for decision making and property owners need to be accountable. He noted many buildings are being built out of scale in many neighborhoods. He said the fabric of communities needs to be protected and full time residents need to be considered.

Beth Petro addressed the Committee regarding the proposed ordinance, stating that personal property rights need to be considered, and the proposed occupancy needs addressed and questioned the timing.

Cathy Rasch addressed the Committee stating they need to give consideration to the long-standing short-term rentals. She encouraged residents and friends to apply for short-term rentals so they would be grandfather in the event short-term rentals were stopped.

Jeremy Klein addressed the Committee stating the permit system is faulty and the fee scale is unfair. He said they seem to be targeting short-term rentals.

Patrick Coughlin addressed the Committee, stating Ms. Becker had a negative tone. He said business owners drive the economy and the proposed rules are an attack and an overreach.

Angie Hutchins addressed the Committee stating there is a lack of common sense from individuals that ran on smaller items. She said she doesn't understand why strangers are given warnings for violations and owners of short-term rentals are being penalized.

Ginny Jackson addressed the Committee noting words matter and a deep dive into occupancy needs addressed.

Daniel Anthony addressed the Committee with an inquiry regarding floor plans and a suggestions for fire safety.

Richard Ross addressed the Committee in opposition to the proposed ordinance stating the current ordinance is adequate noting a few complaints don't warrant change.

Christian Powers addressed the Committee stating Hilton Head Island is in a dominate position for vacation travel. He said stricter changes will be a massive undertaking with no real data to warrant such.

Kathy Sanguiliano addressed the Committee stating it is obvious the proposed ordinance penalizes all rental owners when the issues are only with a few.

Susan Wheatley addressed the Committee inquiring about compliance and asked if the Town is ready for the consequences. She added that words carry weight.

Kate McCullion addressed the Committee questioning the data and asked what will happen when occupancy is limited. She stated she feels the Committee is going off of feeling instead of data.

Jocelyn Staigar addressed the Committee, voicing concern over unintended consequences and the fee increase has no justification. She added that division is being created where there has always been cooperation.

Theresa Duncan addressed the Committee voicing the need for short-term rentals, and they do assist with the regulations.

Andy Reed addressed the Committee questioning who has a problem, residents that live in short-term rental areas or residents that don't. He stated there are options to live in other areas. He asked that they not punish short-term rental owners who pay a 6% property tax rate.

Alan Prochazka addressed the Committee in support of short-term rentals and management companies.

Terry Sundling addressed the Committee stating he is in property management and has not been contacted for input. He added that complaints are less than 3% and the proposed requirements are not reasonable.

Keith Walston addressed the Committee questioning the intent of the proposed ordinance stating it seems like they want to do away with short-term rentals.

Steph Cauler addressed the Committee in support of short-term rentals stating Hilton Head Island is a resort. She said the issue is the need to enforce the existing ordinance.

Brenda Butler addressed the Committee with concern over changes and unintended consequences stating over regulation will drive homeowners away.

Kate Clewell addressed the Committee asking that Hilton Head Beach and Tennis be exempted from the proposed ordinance.

Mike Alscó addressed the Committee urging them to slow this down and to get it right. He stated the current short-term rental ordinance works and properties just need to be held accountable individually.

Dru Brown addressed the Committee stating that what needs to happen needs to be fair and balanced regulations.

Julie Janning addressed the Committee inquiring as to what problem they are trying to fix and the demands will place financial restraints on property owners which will result in higher rents. She stated the Land Management Ordinance needs to be addressed.

Beth Dickie addressed the Committee, stating that most residents start as tourists first and the Island was built for tourists. She added the enforcement is working and there is a need to continue with that by addressing existing problems and not creating more.

Joe Gill addressed the Committee inquiring as to why short-term rental owners are considered bad and stated he felt the regulations were way overboard and while they may not be full-time residents, but they are taxpayers.

Ron Zold addressed the Committee noting the property values and they need to keep in mind the amount of revenue paid from the various taxes on short-term rentals.

Amy Fee addressed the Committee stating there needs to be a balance for local residents and business owners, noting residents have rights also.

Connie Dallas addressed the Committee stating that short-term rentals contribute to the economy, and we need to do more to show how much short-term rentals do for the community.

Dee Anthony addressed the Committee noting the importance of existing workforce that contributes to the community. She voiced concerns over the harm caused by high-density subdivisions in neighborhoods. She added that not every community on the Island was meant to be a vacation destination.

Christopher Cliffe addressed the Committee noting the draft is a start and an example of risk management in action.

Lisa Fleming addressed the Committee with an observation of the imbalance in the room.

Tony Faulkner addressed the Committee inquiring if they were prepared for a 20-30% reduction in visitors to the Island. He stated the entire surrounding area is affected by Hilton Head Island tourism and penalizing those who bring the economy up is wrong.

Linda Harrington addressed the Committee stating the need for a police department to

enforce regulations.

Patricia Courtney addressed the Committee stating the regulations need to be across the board, as well as the need for a police force.

Ashley Powers addressed the Committee stating there is a need for a better solution than this one.

Ms. Becker brought the discussion back to the dais and invited the non-voting Council members to make comments.

Concluding comments, Mr. DeSimone moved to move forward to Council for consideration of the Ordinance to Repeal and Replace Title 10, Chapter 2 of the Municipal Code with Staff's recommendation with these changes:

That at this time we require no insurance;

That we enact the fees of \$500 from Bedroom units 0-4 and above \$1,000;

That the fire suppression is for Square Footage of homes 3,600 feet and above;

That we recommend parking per the site plan not to exceed a maximum of six parking spaces;

That we use, at this time, a 2 and 2 calculation for occupancy;

That we are not requiring a floor plan to be submitted;

and that the effective date will be per staff's recommendation.

Mr. Alfred seconded. Motion carried 3-0.

Mr. DeSimone clarified the studio would be considered a 2 plus 2.

In addition, Mr. DeSimone moved to consider the amendment to Ordinance 25-07 to amend the Master Fee Schedule of the Adopted Consolidated Budget of the Town of Hilton Head for the Fiscal Year 30 2026 to include the new fee structure of 0-4 bedrooms \$500 and all the above at \$1,000

Mr. Alfred seconded.

After full discussion by the Committee, it was decided it was not necessary to make the second motion, and the budget amendment would be made at a later date. It was agreed by all members of the Committee that the motion was not needed and it was removed from the floor.

Adjournment

Mr Alfred moved to adjourn. Mr. DeSimone seconded. Motion carried 3-0.

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 AND PUBLIC
SERVICES COMMITTEE MEETING**
Monday, November 17, 2025, 10:00 AM
Minutes

Call to Order

Chair Becker called the meeting to order at 10:00 a.m.

Committee Members present: Tammy Becker, Chair, Ward 4; Steve DeSimone, Ward 3; Steve Alfred, Ward 5

Others Present: Kim Gammon, Town Clerk; Curtis Coltrane, Town Attorney (via Microsoft Teams)

Adoption of the Agenda

Mr. Alfred moved to approve. Mr. DeSimone seconded. Motion carried 3-0.

Approval of the Minutes

Special Meeting Minutes of October 7, 2025

Mr. Alfred moved to table the minutes until the next meeting. Mr. DeSimone seconded. Motion carried 3-0.

Regular Meeting Minutes of October 20, 2025

Mr. Alfred moved to approve. Mr. DeSimone seconded Motion carried 3-0.

Public Comment - Non Agenda Items

Chair Becker asked for public comment. There was none.

Unfinished Business

Consideration of a Resolution Authorizing the Acceptance of Roadways in the Cedar Woods Subdivision Known as Song Sparrow Lane, Phoebe Lane, and Goldfinch Lane - Jeff Netzinger, Engineering & Public Projects Director

Mr. Netzinger provided the following background regarding the item.

The Town Attorney received a letter dated July 23, 2025, from the Cedar Woods Owners' Association requesting Town acceptance and conveyance of three (3) private roads including Song Sparrow Lane, Phoebe Lane, and Goldfinch Lane and a drainage system owned by the Town of Hilton Head Island Community Development and Public Services Committee

Association in accordance with the Association's governing covenants. Justification for this request cited in the letter included excessive ongoing maintenance costs incurred by the Association exceeding the logistical and financial capacity of the small neighborhood. The letter also noted that the roads (including Kingbird Lane and Bobwhite Lane) and the drainage system of Point Comfort Woods, a neighboring community, were previously accepted by the Town (in 2001), making consistent (Town) oversight more essential for effective stormwater management. The Town Attorney drafted a Limited Warranty Deed providing the mechanism for the public dedication and acceptance of Song Sparrow Lane, Phoebe Lane, and Goldfinch Lane from Cedar Woods Owners' Association, Inc. that was subsequently executed by the Board of Directors on August 13, 2025.

Mr. Netzinger stated that at the previous meeting held by the Committee on October 20, 2025, the Committee requested further information regarding the roads and available funding that the Owners' Association could contribute. He noted the Association responded by email regarding the request, noting the Town had previously acquired roads in the Point Comfort area without any contribution of funds. Mr Netzinger stated Leslie Ford was present at the meeting to answer questions.

Mr. Alfred noted there was no denial of acceptance or refusal stated by the Committee at the October 20 meeting. He stated the issue that was raised was that the Town accepts roads in a variety of situations, and that the standard practice in municipalities around the country is to accept roads only when they are in first class condition and that is not always going to work out. After discussion, the committee requested that staff prepare a guideline on rules as to when and under what circumstances the town will accept the dedication of roadways from private organizations. He noted that there has not been enough time to prepare the guidelines and, under the circumstances, he did not want to hold up the acceptance of these particular roads.

Chair Becker asked for public comment.

Leslie Ford addressed the committee regarding the procedure going forward. Chair Becker explained that if the Committee votes to forward the item to Town Council, it will be placed on an agenda for consideration. Mr. Netzinger stated he would notify her of the meeting date.

Mr. Alfred moved to forward the Item to Town Council for consideration to go ahead and accept the dedication of roadways in this circumstance with an indication this is not to be a precedent of any kind. Mr. DeSimone seconded. Motion carried 3-0.

New Business

Beaufort County Sheriff's Office Quarterly Reports for Q4 - 2024, Q1-Q3 - 2025 - Major Jeff Purdy, Beaufort County Sheriff's Office

Major Purdy presented Hilton Head Island's first, second and third-quarter 2025 crime data, including crimes against persons, crimes against property, traffic accidents, calls for service, tickets and warnings issued for violations of state law and town ordinances. Members of the

Committee asked questions, made comments and held discussion regarding the report.

Chair Becker asked for public comment. There was none.

Shore Beach Services Annual Report - Mike Wagner, Beach Patrol Director

Mr. Wagner provided a service report for the period of March 1, 2025, thru October 31, 2025, regarding incidents, enforcement, major medical aid, minor medical aid, missing persons, prevention, rescue and wildlife. Members of the Committee asked questions, made comments and held discussion regarding the report.

Chair Becker asked for public comment. There was none.

Community Code Enforcement Annual Report - Bob Bromage, Director of Public Safety

Mr. Bromage presented the 2025 Public Safety Department Report. The report included statistical data for activities through October 2025: short-term rental enforcement, pay-for-parking enforcement, abandoned boat removals, beach regulation enforcement and building site/Land Management Ordinance enforcement. Members of the Committee asked questions, made comments and held discussion regarding the report.

Chair Becker asked for public comment. There was none.

Adjournment

Chair Becker adjourned the meeting at 11:45 a.m.

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 AND PUBLIC
SERVICES COMMITTEE SPECIAL MEETING**
Wednesday, November 19, 2025, 9:30 AM
Minutes

Call to Order

Chair Becker called the meeting to order at 9:30 a.m.

Committee Members present: Tammy Becker, Chair, Ward 4; Steve DeSimone, Ward 3; Steve Alfred, Ward 5

Council Members present not voting: Patsy Brison, Ward 2 via Microsoft Teams; Melinda Tunner, Ward 6 (for half the meeting)

Others Present: Kim Gammon, Town Clerk

Adoption of the Agenda

Mr. Alfred moved to approve. Mr. DeSimone seconded. Motion carried 3-0.

Executive Session

Chair Becker asked if there was a reason to enter into Executive Session.

Mr. Alfred moved to enter into Executive Session for the reasons cited below. Mr. DeSimone seconded. Motion carried 3-0.

Discussion of Appointment to Boards, Commissions, and Committees [Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 (a)(1)] related to:

1. Beaufort County Airport Board
2. Beaufort Jasper Housing Trust
3. Board of Zoning Appeals
4. Housing Action Committee

Action from Executive Session

Chair Becker stated there was no action to be taken as a result of Executive Session.

Adjournment

Mr. Alfred moved to adjourn. Mr. DeSimone seconded. Motion carried 3-0.

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 & Public Services Committee

TO: Committee Members
FROM: Shawn Leininger, AICP, Deputy Town Manager
CC: Marc Orlando, ICMA-CM, Town Manager
DATE: December 15, 2025
SUBJECT: Discussion Regarding the Holiday Homes Neighborhood Character Overlay District Amendment Request

RECOMMENDATION:

Community Development and Public Services Committee provide direction on the Holiday Homes Neighborhood Character Overlay District Amendment request by residents of the Holiday Homes neighborhood.

BACKGROUND:

Properties within the Holiday Homes neighborhood are zoned Residential Single-Family-6 Zoning District with the Holiday Homes Neighborhood Character Overlay District. The purpose of the overlay is to provide additional zoning regulations that support the desired character of the neighborhood. These additional regulations are related to setbacks, buffers, impervious coverage, floor area ratio, parking, and minimum lot size.

In March and April of this year, three building permits were submitted and approved for the construction of new single-family homes on Oleander Street in the Holiday Homes neighborhood. Each home complies with the standards of the Residential Single-Family-6 Zoning District and the Holiday Homes Neighborhood Character Overlay District.

Multiple residents of the neighborhood have expressed concerns with the effectiveness of the overlay to provide development outcomes that reflect the character of the neighborhood. As a result, neighborhood residents requested the Town amend the Holiday Homes Neighborhood Character Overlay District.

SUMMARY OF AMENDMENT:

Holiday Homes neighborhood residents have requested proposed zoning amendments that more closely align with existing protective covenants that were shared with the Town on June 12, 2025. Among other items, these protective covenants, adopted in 1957, require homes to be single-family detached homes, not more than 2-1/2 stories in height, and garages shall not be for more than two cars. However, these covenants do not

establish a property owners association for enforcement. As a result, enforcement is left to each individual property owner.

The following table summarizes the current requirements of the Holiday Homes Neighborhood Character Overlay compared to the proposed resident requested amendments.

Code Requirement	Current	Resident Proposal	Change Proposed
Setbacks			
Rear	10 ft	10 ft	No
Side	20 ft ^{a,b}	20 ft ^a	Yes
Side Angles	20 ft ^c / 65 Degrees	20 ft ^c / 65 Degrees	No
Street	20 ft ^d	20 ft ^d	No
Folly Field Road	20 ft	20 ft	No
Buffers			
Street	20 ^d	20 ^d	No
Driveway Width (Total)	24 ft	22 ft	Yes
Folly Field Road	20 ft	20 ft	No
Max Impervious Coverage	50%	45%	Yes
Floor Area Ratio (FAR)	0.45	0.45	No
Max Gross Floor Area (GFA)	4,000 sq ft ^{e,f,g}	3,200 sq ft ^{e,g}	Yes
Parking			
First 2,000 sq ft GFA	2 spaces	2 spaces	No
Each Additional 1,000 sq ft GFA	1 space	1 space	No
Garage Parking	n/a	Max 2 spaces	Yes
Min Lot Size	7,260 sq ft ^h	7,260 sq ft ^h	No
Max Height	35 feet ⁱ	30 feet	Yes
Max Stories	n/a	2-1/2 stories	Yes

a. May be reduced to 5 feet to preserve trees, sum must total 20 feet.

b. A lot with less than 50 feet of street frontage or less than 0.15 acres in area shall be permitted to reduce side yard setbacks to a minimum of 5 feet.

c. Measured 20 feet above 13 feet above mean sea level using the NAVD 88 vertical datum or pre-development grade, whichever is higher, at the setback line

d. In the case of a corner lot, the required 20 feet adjacent street setback may be reduced to 10 feet for the street with the lower average daily trips (ADT)

e. The gross floor area shall be calculated as all enclosed space with a ceiling height of seven feet or greater with the exclusions noted in f and g.

f. Enclosed areas, where the floor level is located below the required base flood elevation (BFE), which are used solely for parking or storage are excluded from gross floor area.

g. Attic space as defined by the latest adopted edition of the IBC are excluded from gross floor area.

h. For the subdivision or recombination of any lot shown on a plat recorded prior to July 21, 1998.

i. Established in the RSF-6 Zoning District.

As requested, these amendments attempt to provide new and more restrictive land management regulations to better control the mass and scale of homes in accordance with the protective covenants. It is important to note that reductions in requirements, such as those proposed by this request, can result in existing homes not being compliant and becoming non-conforming to the regulations. Town staff have preliminarily identified the following impacts that may result from the proposed amendment.

1. *Side Setback.* No lots have less than 50 feet of street frontage or less than 0.15 acres of area. As a result, there would be no impact from the removal of this exception.
2. *Driveway Buffer Width.* Town staff have attempted to measure driveway buffer widths using aerial images. While this effort is significantly limited by tree canopy coverage limits, there is at least one driveway that will become non-conforming by the reduction in driveway buffer width.
3. *Impervious Coverage.* Based on available GIS data, there are approximately 14 properties that do not comply with the current 50% maximum impervious coverage amount. Reducing maximum impervious coverage to 45%, increases non-conforming properties to 21.
4. *Floor Area Ratio.* Currently all homes meet the floor area ratio. The proposed amendment would eliminate the exclusion of enclosed areas located below the base flood elevation used for parking or storage from the gross floor area calculation. If applicable, this change would increase the floor area ratio potentially making the home non-compliant. Given the age of the neighborhood, permit and elevation data are not available for many homes. However, based on GIS data, nearly all homes within the neighborhood appear to be below the base flood elevation, 13 feet mean sea level. This amendment could result in some homes becoming non-compliant with the floor area ratio.
5. *Maximum Gross Floor Area.* Currently all homes meet the maximum gross floor area ratio. According to County Assessor and building permit gross floor area data, the reduction of the maximum area from 4,000 to 3,200 would result in at least one home becoming non-compliant. The removal of the exclusion for enclosed areas located below the base flood elevation used for parking or storage would result in approximately 7 homes becoming non-compliant. Further, those homes with areas near the 3,200 square feet threshold would be limited in their ability to expand in the future.
6. *Garage Parking.* Although this is a private covenant restriction, this would be a new zoning requirement. Establishing a maximum number of 2 garage spaces would result in at least 3 homes becoming non-compliant.

7. *Maximum Building Height.* Based on available data, all homes appear to meet the maximum height requirement of 35 feet. However, it appears at least 6 homes will become non-compliant if the maximum building height were reduced to 30 feet.
8. *Maximum Number of Stories.* Although this is a private covenant restriction, this would be a new zoning requirement. Establishing a maximum number of 2-1/2 stories would result in 6 homes becoming non-compliant.

Any amendment to the Holiday Homes Neighborhood Character Overlay will apply to all lots in the neighborhood. The residents that have been in contact with Town Staff are coordinating with other property owners in the neighborhood. While these residents work to communicate these changes to all 57 property owners, they have collected signatures of support for the currently proposed amendments that include a majority (currently 31) of the property owners.

NEXT STEPS:

Depending on direction from the Community Development & Public Services Committee, the following approval process is required for a text amendment to the Land Management Ordinance:

1. Planning Commission concurrence to consider the proposed amendment – January.
2. Planning Commission public hearing and recommendation to Town Council – March.
3. Community Development & Public Services Committee review and recommendation to Town Council – April.
4. Town Council First Reading – May.
5. Town Council Second Reading – June.

ATTACHMENTS:

1. Holiday Homes Neighborhood Location Map
2. Land Management Ordinance Section 16-3-106.J. Holiday Homes Neighborhood Character Overlay (HH-NC-O) District
3. Holiday Homes Protective Covenants
4. Neighborhood Character Images
5. Working Draft HH-NC-O District Amendment



Town of Hilton Head Island
 Holiday Homes Neighborhood Character Overlay



The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the information shown. The Town of Hilton Head Island is not liable for its accuracy or use.

Sec.16-3-106. Overlay Zoning Districts

J. Holiday Homes Neighborhood Character Overlay (HH-NC-O) District

1. Applicability and Purpose

The purpose of the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District is to protect the **single-family** residential character of the district and in particular the **development** and redevelopment of **lots** within the district. All new **development** and changes to existing **development** are subject to the overlay district regulations, in addition to those listed in Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District. Existing **nonconforming structures** and site features may be expanded as long as the site complies with the required floor area ratio (FAR) and maximum **impervious cover** listed in paragraph 3 below.

2. Approval

Compliance with these regulations shall be determined by the **Official** at the time the **Building Permit** is reviewed and shall be based upon the standards of Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District.

3. Delineation of District

The Holiday Homes Neighborhood Character Overlay (HH-NC-O) District includes all **parcels** shown as hatched in Figure 16-3-106.J.3 below.



Figure 16-3-106.J.3: Holiday Homes Neighborhood Character Overlay (HH-NC-O) District.

4. District Regulations

a. Setbacks

In addition to the **single-family** setback requirements of Sec. 16-5-102, Setback Standards, the following setbacks shall be required:

- i. Rear yard setbacks shall be a minimum of ten feet.
- ii. Side yard setbacks shall be a minimum of ten feet; however, to preserve existing **trees**, any one side yard setback may be reduced to five feet provided the sum of the required side yard setbacks equals at least 20 feet.
 - 01.**A **lot** with less than 50 feet of **street frontage** or less than 0.15 acres in area shall be permitted to reduce side yard setbacks to a minimum of five feet.
 - 02.**Dwelling units that are nonconforming as to the side yard setbacks identified above are permitted to be expanded along the subject boundary line; however, **expansions** shall be constructed no closer than five feet from the side property line.
 - 03.**Side yard setback angles shall be a minimum of 65 degrees measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or **pre-development grade**, whichever is higher, at the setback line. The illustration in Sec. 16-5-102.D, Adjacent Use Setback Requirements, can be referenced for an example of a setback angle.
- iii. In the case of a **corner lot**, the required 20-foot adjacent street setback may be reduced to ten feet for the **street** with the lower average daily trips (ADT).
- iv. **Lots** directly **adjacent** to Folly Field Road shall have a minimum adjacent street setback of 20 feet.

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

b. Buffers

In addition to the buffer requirements of Sec. 16-5-103, Buffer Standards, the following buffers shall be required:

- i. A 20-foot street buffer and side and rear buffers equal to the setbacks above.
- ii. **Driveways** for **street access**, as permitted in Sec. 16-5-103.J, Development Within Required Buffers, shall be limited to a total width of 24 feet per **lot**.
- iii. In the case of a **corner lot**, the required 20-foot adjacent street buffer may be reduced to ten feet for the **street** with the lower average daily trips (ADT).
- iv. **Lots** directly **adjacent** to Folly Field Road shall have a minimum adjacent street buffer of 20 feet.

c. Impervious Coverage

Impervious cover of the **lot** shall not exceed 50 percent.

d. Floor Area Ratio

The maximum **gross floor area** is limited to 0.45 times the area of the **lot** containing the **single-family dwelling**, up to a maximum of 4,000 square feet. The **gross floor area** shall be calculated as all enclosed space with a ceiling height of seven feet or greater with the following exclusions:

- i. Enclosed areas, where the floor level is located below the required **base flood elevation** (BFE), which are used solely for parking or storage.
- ii. Attic space as defined by the latest adopted edition of the IBC.

e. Parking

Two parking spaces are required for up to 2,000 square feet of **gross floor area**. Thereafter, one additional space shall be required for each 1,000 square feet or less of **gross floor area**.

f. Minimum Lot Size

The **subdivision** or recombination of any **lot** shown on a plat recorded prior to July 21, 1998, shall not result in any **lot** having a gross area of less than 7,260 square feet.

(82)

HOLIDAY HOMES) STATE OF SOUTH CAROLINA) COUNTY OF BEAUFORT) WHEREAS, Holiday Homes is a corporation
 TO: PROTECTIVE COVENANTS) organized and existing under the laws of the State of South Carolina and is the owner of
) certain lands located on Hilton Head Island in Beaufort County, South Carolina, and
 WHEREAS, heretofore by an instrument dated April 5, 1956 and recorded in the office of the Clerk of Court for Beaufort
 County, South Carolina in Deed Book 78 at page 325, Block 1 of Section A of a subdivision on Hilton Head Island in Beau-
 fort County, South Carolina, known as Holiday Homes Subdivision, was made subject to certain protective covenants and
 it is now the desire of Holiday Homes to make the remaining portion of said section A of Holiday Homes Subdivision sub-
 ject to the same restrictions and protective covenants., NOW THEREFORE, Holiday Homes, a corporation as aforesaid, does
 hereby declare that all of Section A of a subdivision on Hilton Head Island in Beaufort County, South Carolina known as
 Holiday Homes Subdivision as shown on a plat recorded in the office of the Clerk of Court for Beaufort County, South
 Carolina on March 5, 1956 in Plat Book 10 at page 18, shall be subject to the following restrictions and protective
 covenants, to-wit: In addition to lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 which are included in Block
 1 of Section A referred to above, the remaining numbered lots in said Section A numbered 16 through 45 inclusive and
 51 through 63 inclusive shall be subject to the following restrictions and protective covenants.

1. All lots in said subdivision shall be used for residential purposes exclusively. No structure shall be erected,
 altered, placed or permitted to remain on any lot, other than (1) detached single family dwelling not to exceed two and
 one half (2½) stories in height and a private garage for not more than two cars (which may include servant' quarters)
 and other outbuildings incident to the use of one single family unit.

2. No building shall be erected, placed or altered on any lot in this subdivision until the building plans, specifica-
 tions, and plot plan showing the location of such building, have been approved in writing by HOLIDAY HOMES, its agents,
 successors, or assigns.

3. No building shall be located on any lot nearer than twenty (20) feet to the front line, nor nearer than ten (10)
 feet to any side streetline, nor nearer than (5) feet to any lot line.

4. No dwelling shall be permitted on any lot which structure shall have less than seven hundred fifty (750) feet of
 permanently enclosed space, exclusive of garages.

5. HOLIDAY HOMES hereby reserves unto itself, its successors and assigns, a perpetual, alienable and releasable ease-
 ment and right on, over and under the ground to erect, maintain and use electric and telephone poles, wires, cables,
 conduits, sewers, water mains, and other suitable equipment for the conveyance and use of electricity, telephone, gas,
 sewage, water or other public conveniences or utilities on, in, or over the rear five (5) feet of each lot and five (5)
 feet along one (1) side of said lots.

6. Prior to the occupancy of a residence on any lot in said subdivision, proper and suitable septic tank, or tanks,
 shall be constructed on such lot for the disposal of all sewage, and all sewage shall be emptied or discharged into such
 tank, or tanks.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done therein which may be or
 may become an annoyance or nuisance to the neighborhood.

8. No livestock or live fowl shall be maintained on any lot without written consent of HOLIDAY HOMES, its successors
 or assigns.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be
 used on any lot at any time as a residence either temporarily or permanently.

10. No lot shall be subdivided, or its boundary lines changed except with the written consent of HOLIDAY HOMES, its
 successors or assigns. However, HOLIDAY HOMES hereby expressly reserves to itself, its successors and assigns, the
 right to subdivide (by deed or otherwise) or replat any two (2) or more lots shown on the plat of said subdivision so
 as to create building plot or building plots each larger in size than any one of the lots so subdivided or replatted.
 When such a building plot is created, the restrictions and covenants herein apply to such building plot as a unit,
 and as to such building plot as a unit, and as to such building plot the word "lot" as used herein, shall be construed
 to mean "building plot".

11. These covenants shall run with the land and shall be binding on all parties and persons claiming under them for a
 period of twenty-five (25) years from date after which time said covenants shall be automatically extended for succes-
 sive periods of ten (10) years, unless an instrument signed by a majority of the then owners of said lots has been re-
 corded, agreeing to change said covenants and restrictions in whole or in part.

12. If the parties hereto, or any of them or their heirs, successors or assigns, shall violate or attempt to violate
 any of the covenants herein, it shall be lawful for any other person or persons owning any real property situate in
 said subdivision to prosecute any lawful proceedings at law or in equity against the person or persons violating or
 attempting to violate any such covenant and either to prevent him or them from doing so or to recover damages or other
 dues for such violation.

13. Invalidity of any of these covenants by judgment or court order shall in no wise affect any of the other provisions
 which shall remain in full force and effect.

14. HOLIDAY HOMES may include in any contract or deed hereafter made additional covenants and restrictions that are not
 inconsistent with and which do not lower the standards of the covenants and restrictions set forth herein.

IN WITNESS WHEREOF, this instrument has been executed on behalf of HOLIDAY HOMES, a corporation, by its duly qualified
 officers this 23rd day of January, 1957. HOLIDAY HOMES (SEAL) By O. T. McIntosh, Jr., President Attest: W. S.

McIntosh Witnesses: Jas. F. McIntosh Betty H. Armour.

STATE OF SOUTH CAROLINA) COUNTY OF BEAUFORT) PERSONALLY appeared before me James F. McIntosh who, on oath, says that
 he saw the within named HOLIDAY HOMES by O. T. McIntosh, Jr., its President sign the within Instrument, and W. S. McIntosh
 its Secretary attest the same, and the said corporation, by said officers, seal said instrument, and, as its act and
 deed, deliver the same, and that he with Betty H. Armour witnessed the execution thereof. Jas. F. McIntosh

SWORN to before me this 23rd day of January, 1957. (SEAL) Betty H. Armour (L.S.) Notary Public for Chatham County, Ga.
 My Commission Expires Sept. 28, 1959.

Recorded and certified this 28th day of January, 1957.

J. C. Ralston

Deputy Clerk of Court.

J. J. McNULTA, JR.) STATE OF SOUTH CAROLINA) COUNTY OF BEAUFORT) For value received, I, the undersigned, J. J.
 TO: ASSIGNMENT) McNULTA, JR. of the County of Beaufort and State of South Carolina, do hereby assign, set over
 J. J. McNULTA, SR.) and transfer unto J. J. McNULTA, SR. all my right, title and interest in and to that certain
 agreement executed and entered into by and between Lonel M. Henkle, J. J. McNulta and the undersigned J. J. McNulta, Jr.,
 which said agreement was dated May 20, 1952 and transferred to the undersigned and J. J. McNulta, Sr. all the right,
 title and interest of the said Lonel M. Henkle in and to his Contract of Sale between F. M. Craddock and his wife, Doris
 H. Craddock of Fairfax, South Carolina and Harry E. Carr and his wife, Gladys H. Carr, of Beaufort County, South Carolina,
 which said original Contract was dated July 6, 1949 and provided for the sale to Lonel M. Henkle his heirs and assigns
 of a tract of land containing 658.7 acres, more or less located in Beaufort County, South Carolina.

IN WITNESS WHEREOF, I have executed this instrument this 31st day of December, 1956. J. J. McNulta, Jr. Witnesses:
 G. G. Dowling Kathrine W. Wilson

STATE OF SOUTH CAROLINA) COUNTY OF BEAUFORT) PERSONALLY appeared before me Kathrine W. Wilson and made oath that
 she saw the within named J. J. McNulta, Jr., sign, seal and as his act and deed, deliver the within written Assignment
 and that she with G. G. Dowling witnessed the execution thereof. Kathrine W. Wilson SWORN to before me this 31st
 day of December, 1956. G. G. Dowling (L.S.) Notary Public for South Carolina.

Recorded and certified this 30th day of January, 1957.

J. C. Ralston

Deputy Clerk of Court.

Examples of Existing Homes in Holiday Homes Neighborhood



New Homes Under Construction in Holiday Homes Neighborhood



Sec.16-3-106. Overlay Zoning Districts

J. Holiday Homes Neighborhood Character Overlay (HH-NC-O) District

1. Applicability and Purpose

~~The purpose of the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District is to protect the **single-family** residential character of the district and in particular the **development** and redevelopment of **lots** within the district.~~ The purpose of the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District is to protect and preserve the single-family residential character of the neighborhood. The district is intended to guide the development and redevelopment of lots in a manner that maintains and enhances the area's architectural character and development intensity. All new **development** and changes to existing **development** are subject to the overlay district regulations, in addition to those listed in Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District. Notwithstanding the requirements of Sec. 16-7-103 A, Existing **nonconforming structures** and site features may be expanded as long as the site complies with the required floor area ratio (FAR) and maximum **impervious cover** listed in paragraph 3 below, and if the expanded component of the **structure** is compliant with Sec. 16-3-104.D and all requirements of Sec. 16-3-106 J.

2. Approval

Compliance with these regulations shall be determined by the **Official** at the time the **Building Permit** is reviewed and shall be based upon the standards of Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District.

3. Delineation of District

The Holiday Homes Neighborhood Character Overlay (HH-NC-O) District includes all **parcels** shown as hatched in Figure 16-3-106.J.3 below.



Figure 16-3-106.J.3: Holiday Homes Neighborhood Character Overlay (HH-NC-O) District.

4. District Regulations

a. Setbacks

In addition to the **single-family** setback requirements of Sec. 16-5-102, Setback Standards, the following setbacks shall be required:

- i. Rear yard setbacks shall be a minimum of ten feet.
- ii. Side yard setbacks shall be a minimum of ten feet; however, to preserve existing **trees**, any one side yard setback may be reduced to five feet provided the sum of the required side yard setbacks equals at least 20 feet.

~~01. A lot with less than 50 feet of **street frontage** or less than 0.15 acres in area shall be permitted to reduce side yard setbacks to a minimum of five feet.~~

~~02.1.~~ Dwelling units that are nonconforming as to the side yard setbacks identified above are permitted to be expanded along the subject boundary line; however, **expansions** shall be constructed no closer than five feet from the side property line.

~~03.2.~~ Side yard setback angles shall apply to all side yards and be a minimum of 65 degrees measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or **pre-development grade**, whichever is higher, at the setback line. The illustration in Sec. 16-5-102.D, Adjacent Use Setback Requirements, can be referenced for an example of a setback angle.

-
- iii. In the case of a **corner lot**, the required 20-foot adjacent street setback may be reduced to ten feet for the **street** with the lower average daily trips (ADT).
 - iv. **Lots** directly **adjacent** to Folly Field Road shall have a minimum adjacent street setback of 20 feet.

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

b. Buffers

In addition to the buffer requirements of Sec. 16-5-103, Buffer Standards, the following buffers shall be required:

- i. A 20-foot street buffer and side and rear buffers equal to the setbacks above.
- ii. **Driveways** for **street access**, as permitted in Sec. 16-5-103.J, Development Within Required Buffers, shall be limited to a total width of 2422 feet per **lot**. Horseshoe driveways with two connecting driveways for street access from the same lot shall be limited to a total width of 22 feet within required buffers.
- iii. In the case of a **corner lot**, the required 20-foot adjacent street buffer may be reduced to ten feet for the **street** with the lower average daily trips (ADT).
- iv. **Lots** directly **adjacent** to Folly Field Road shall have a minimum adjacent street buffer of 20 feet.

c. Impervious Coverage

Impervious cover of the **lot** shall not exceed 4550 percent.

d. Floor Area Ratio

The maximum **gross floor area** is limited to 0.45 times the area of the **lot** containing the **single-family dwelling**, up to a maximum of 4,0003,200 square feet. The **gross floor area** shall be calculated as all enclosed space with a ceiling height of seven feet or greater with the following exclusions:excluding

- i. ~~Enclosed areas, where the floor level is located below the required **base flood elevation** (BFE), which are used solely for parking or storage.~~
- ii. ~~Attic space as defined by the latest adopted edition of the IBC.~~

e. Parking

Two parking spaces are required for up to 2,000 square feet of **gross floor area**. Thereafter, one additional space shall be required for each 1,000 square feet or less of **gross floor area**. Garages shall not be used for more than two cars.

f. Minimum Lot Size

The **subdivision** or recombination of any **lot** shown on a plat recorded prior to July 21, 1998, shall not result in any **lot** having a gross area of less than 7,260 square feet.

g. Maximum Height and Stories

- i. Structures shall not exceed 30 feet in height in accordance with Sec. 16-10-102 C.1.

ii. **Buildings** shall not exceed two and one-half (2-1/2) stories in height. For the purpose of this section, a story is the portion of the building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. The topmost story of a building is counted as a half story when it is completely within the roof form of the building, less than 50 percent of the floor area has a clear height of more than seven and a half (7.5) feet, measured from the finished floor to the finished ceiling, and dormers do not exceed more than 25 percent of the front, rear or side building length.



TOWN OF HILTON HEAD ISLAND

Community Development and Public Services Committee

TO: Community Development and Public Services Committee
FROM: Zac Gordon, AICP, Planning Director
CC: Marc Orlando, Town Manager, ICMA-CM
Shawn Gillen, Assistant Town Manager
DATE: December 15, 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, 16-4-105, and 16-4-102.B.1 to allow the construction of workforce housing within the Medical (MED) District, and to Provide for Severability and an Effective Date.

RECOMMENDATION:

Community Development and Public Services Committee 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, 16-4-105, and 16-4-102.B.1 to allow the construction of workforce housing within the MED District, and to Provide for Severability and an Effective Date.

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

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 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, it does not allow such houses in the absence of a commercial conversion. In addition, 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. As noted above, the three subject parcels are located within the area of the Palmetto Headlands and Hilton Head Hospital Master Plan, and do not currently permit residential uses. As a result, Abode Development has also submitted a concurrent Zoning Map Amendment to permit workforce housing on two of the parcels, which are developed and approved for medical-related uses. The third parcel is designated as a wetland and will remain a wetland.

This amendment and the associated rezoning were first presented to the Planning Commission on August 20, 2025. The applicant requested to postpone the public hearing and rezoning to allow for additional updates to the application materials. On November 19, 2025, after reviewing the updated application, the Planning Commission voted unanimously to recommend approval of the text amendment to the Town Council.

SUMMARY OF AMENDMENT:

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

Text Amendment Review Standards

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

"In determining whether to recommend that Town Council adopt or deny a proposed amendment, the Planning Commission may weigh the relevance of and consider whether and the extent to which the proposed text 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; and
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 located in appropriate and compatible locations.

COMMUNITY DEVELOPMENT AND PUBLIC SERVICES ACTION:

The Community Development and Public Safety Committee's recommendation shall be based on the standards in LMO Sec.16-2-103-B.3, Ordinance Text Amendment Review Standards.

The Community Development and Public Services Committee has the following options when considering this agenda item. These include:

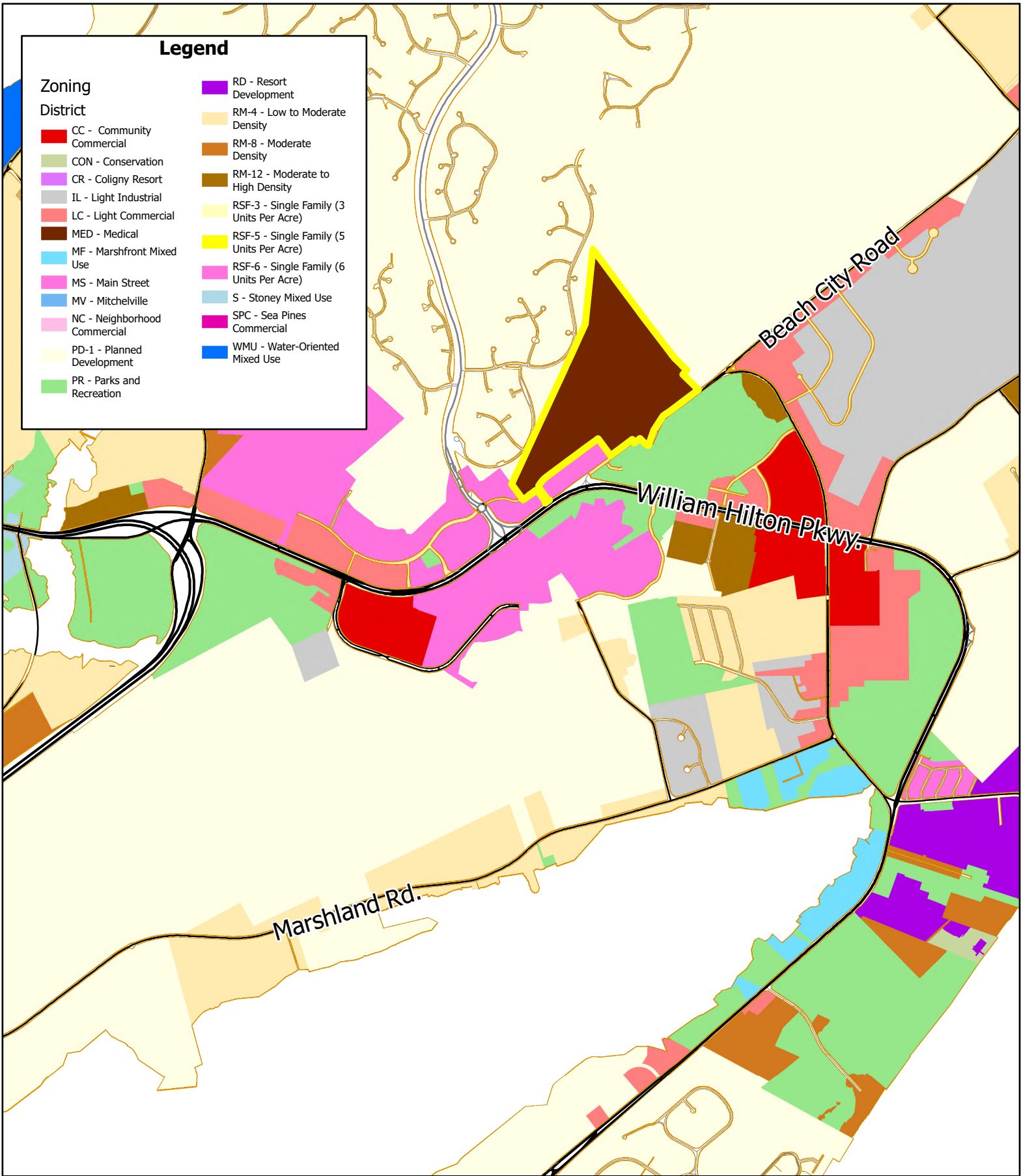
1. Recommend approval to Town Council; or
2. Recommend denial to Town Council; or
3. Recommend approval with conditions to Town Council.

CONCLUSION:

Community Development and Public Services Committee 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, 16-4-105, and 16-4-102.B.1 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. Ordinance
3. Text Amendment



Legend

Zoning District

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

Zoning Map - MED District
 Subject District
 November, 2025



**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 EFFECTIVE
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 November 19, 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 November 19, 2025, Public Hearing, the public had an opportunity to comment on the Proposed Amendments, and the Planning Commission voted

unanimously to recommend that Town Council approve the Proposed Amendments.

6. On _____ 2025, the Community Development & Public Services Committee considered the Proposed Amendments and heard presentations from Town Staff and comments from the public. The Community Development & Public Services 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

MED Medical District				
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-Use</i> ^{2,2} <i>Use</i> ^{1,2}	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA
<i>Multifamily</i> ² <i>Multifamily</i> ^{1,2}	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 Housing</i> ^{1,2}	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 C	P C	P C				P C	P C	P C	P C	P C	P C	P C	P C			Sec. 16-4-102.B .1.e
<i>Family Subdivision</i>						P C	P C	P C				P C	P C	P C	P C	P C	P C	P C	P C			Sec. 16-4-102.B .1.f
<i>Group Living</i>						P	P	P				P						P		P		
<i>Mixed-Use</i>									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 .1.a
<i>Multifamily</i>						P	P	P	P C	P C	P	P	P	P	P	P	P	P	P	P C		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	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 16-4-102.B .2.e
Telecommunication Towers, Monopole		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 .2.e
HEALTH SERVICES																						
Hospitals																					P	
Nursing Homes																					P	
Other Health Services										P	P	P					P	P		P		
RESORT ACCOMMODATIONS																						
Bed and Breakfasts						P				P			P	P	P	P	P			P		Sec. 16-4-102.B .4.a
Hotels									P			P	P	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	Sec. 16-4- 102.B. 7.l	
VEHICLE SALES AND SERVICES																																
Auto Rentals													P C	P C	P																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	P															P	Sec. 16-4- 102.B. 8.c
Commercial Parking Lot														P C	P C	P C															P C	Sec. 16-4- 102.B. 8.d
Gas Sales															P C	P C	P C														P C	Sec. 16-4- 102.B. 8.d
Taxicab Services																															P	
Towing Services or Truck or Trailer Rentals																															P	

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

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

ent Plants																					
Waste Treatm ent Plants																			S E		
Wholesale Sales																			P		P
OTHER USES																					
Agriculture Uses		P	P	P	P	P	P	P						P	P	P	P	P	P		
Boat Ramps, Docking Facilitie s, and Marinas	P C	P	P C	P C		P C	P C							P				P			Sec. 16-4- 102.B. 10.a

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 the 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 the 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:

Created: 2024-07-16 16:10:52 [EST]

(Supp. No. 9)

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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

Community Development and Public Services Committee

TO: Community Development and Public Services Committee
FROM: Zac Gordon, Director of Planning
CC: Marc Orlando, Town Manager
Shawn Gillen, Assistant Town Manager
DATE: December 15, 2025
SUBJECT: Consideration of an Ordinance of the Town of Hilton Head Island to Amend the Official Zoning Map with Respect to the Real Property located at Bethea Drive to Amend the Palmetto Headlands/H. H. Hospital Master Plan within the Planned Development Overlay District (PD-2) to Change the Allowed use of Parcels R510 008 000 337A 0000, R510 008 000 0337 0000 and R510 008 000 0452 0000 from Commercial Use to Commercial or Residential Use; and to Provide for Severability and an Effective Date

RECOMMENDATION:

Community Development and Public Services Committee review and consider 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) to Change the Allowed use of Parcels R510 008 000 337A 0000, R510 008 000 0337 0000 and R510 008 000 0452 0000 from Commercial Use to Commercial or Residential Use; and to Provide for Severability and an Effective Date, and to forward a recommendation to Town Council.

The Planning Commission held a public hearing on November 19, 2025, and, after consideration of the criteria set forth in Land management Ordinance (LMO) Section 16-2-103, voted 7-2 to recommend that Town Council approve the proposed zoning map amendment, ZA-001007-2025.

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.

The properties are zoned Medical (MED) District. The 12.66-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.

Abode Development is proposing a 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, please see page 19 of attachment 2, Exhibit A to Ordinance. G-1 and G-2 are approved for medical-related uses, while E is designated as a wetland and will remain a wetland, see application.

Abode Development is also proposing a corresponding Text Amendment, and 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.

This Zoning Map Amendment and the associated Text Amendment were first presented to the Planning Commission on August 20, 2025. The applicant requested to postpone the rezoning to allow for additional updates to the application materials, and on November 19, 2025, after reviewing the updated application, the Planning Commission voted 7-2 to recommend approval of the Zoning Map Amendment to Town Council.

ANALYSIS:

Attachment 3 is the Staff Report, application, and related documents. This includes a detailed analysis of the zoning map amendment application as prepared by Town staff and reviewed by the Planning Commission. Zoning Map Amendment Review Standards LMO Section 16-2-103.C.3, Zoning Map Amendment Review, outlines the criteria for review:

- i. Is in accordance with the Comprehensive Plan;
- ii. Would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity;
- iii. Is appropriate for the land;
- iv. Addresses a demonstrated community need;
- v. Is consistent with the overall zoning program as expressed in future plans for the Town;

- vi. Would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts;
- vii. Would allow the subject property to be put to a reasonably viable economic use;
- viii. Would result in development that can be served by available, adequate, and suitable public facilities (e.g., streets, potable water, sewerage, stormwater management); and
- ix. Is appropriate due to any changed or changing conditions in the affected area.

COMMUNITY DEVELOPMENT AND PUBLIC SERVICES COMMITTEE ACTION:

The Community Development and Public Services Committee's recommendation shall be based on the standards in LMO Section 16-2-103.C.3, Zoning Map Amendment Review Standards.

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

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

CONCLUSION:

The Community Development and Public Services Committee is requested to review and consider an Ordinance to Amend the Palmetto Headlands / Hilton Head Hospital PD-2 Master Plan to modify the allowable uses on approximately 12.66 acres, to allow for Multifamily and Workforce Housing uses in addition to the existing medical-related uses currently permitted by the PD-2 Master Plan

ATTACHMENTS:

- 1. Ordinance Adopting the Zoning Map Amendment to the PD-2 District Palmetto Headlands / Hilton Head Hospital Master Plan
- 2. Exhibit A to Ordinance – Application and Amended Palmetto Headlands / Hilton Head Hospital Master Plan
- 3. Planning Commission Staff Report
- 4. Location Map
- 5. Current Use Map

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

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP TO MODIFY THE PALMETTO HEADLANDS/HILTON HEAD ISLAND PD-2 MASTER PLAN WITH RESPECT TO 12.66 ACRES KNOWN AS PARCELS R510 008 000 0037 0000, R510 008 000 337A 0000, AND R510 008 000 0452 0000, TO ALLOW RESIDENTIAL, INCLUDING MULTIFAMILY WITH WORKFORCE HOUSING, WITHIN THE PALMETTO HEADLANDS/HILTON HEAD ISLAND PD-2 MASTER PLAN, AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE 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 Official Zoning Map 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 an amendment to the Official Zoning Map to modify the Palmetto Headlands/Hilton Head Hospital PD-2 Master Plan with respect to 12.66 acres known as parcels R510 008 000 0037 0000, R510 008 000 337A 0000, and R510 008 000 0452 0000, to allow Residential, including Multifamily with Workforce Housing, within the Palmetto Headlands/Hilton Head Hospital PD-2 Master Plan will aid in meeting the need for Workforce Housing in the Town.

4. On November 19, 2025, the Planning Commission held a Public Hearing to consider the proposed amendment to the Official Zoning Map.
5. At the Planning Commission's November 19, 2025, Public Hearing, the public had an opportunity to comment on the Proposed Amendments.
6. At the conclusion of the November 19, 2025, public hearing, and following discussion by the Planning Commission, the Planning Commission voted 7-2 to recommend that Town Council adopt the proposed Zoning Map Amendment, with this condition: All stormwater generated on-site shall be retained and managed within the project limits; no discharge shall be directed toward Hilton Head Plantation; and any existing drainage issues along the common property line with Hilton Head Plantation will be resolved to the greatest extent possible.
7. On December 15, 2025, the Community Development & Public Services Committee considered the proposed Zoning Map Amendment, and heard presentations from Town Staff and comments from the public. The Community Development & Public Services Committee then voted _____ to recommend that Town Council approve the proposed Zoning Map Amendment, and the condition recommended by the Planning Commission, to wit: "All stormwater generated on-site shall be retained and managed within the project limits; no discharge shall be directed toward Hilton Head Plantation; and any existing drainage issues along the common property line with Hilton Head Plantation will be resolved to the greatest extent possible", be a part of the approval by the Town Council.
8. It is the intention of the Town Council that the condition recommended by the Planning Commission and the Community Development & Public Services Committee be enforced through the Development Plan Review Process, and that compliance

with the condition be met as a part of and condition to the approval of any Development Plan for any properties affected by this Zoning Map Amendment.

9. 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 Official Zoning Map to modify the Palmetto Headlands/Hilton Head Hospital PD-2 Master Plan with respect to 12.66 acres known as parcels R510 008 000 0037 0000, R510 008 000 337A 0000, and R510 008 000 0452 0000, to allow Residential, including Multifamily with Workforce Housing, within the Palmetto Headlands/Hilton Head Hospital PD-2 Master Plan.

Section 2. Amendment to Official Zoning Map.

1. The Official Zoning Map is hereby amended to modify the Palmetto Headlands/Hilton Head Hospital PD-2 Master Plan with respect to 12.66 acres known as parcels R510 008 000 0037 0000, R510 008 000 337A 0000, and R510 008 000 0452 0000, to allow Residential, including Multifamily with Workforce Housing, within the Palmetto Headlands/Hilton Head Hospital PD-2 Master Plan, as described in Exhibit A.

2. It is a condition of this Zoning Map Amendment that any application for a Development Plan Approval for any property affected by this Zoning Map Amendment must meet the following condition, in addition to all other requirements of the Land Management Ordinance: All stormwater generated on-site shall be retained and managed within the project limits; no discharge shall be directed toward Hilton Head Plantation; and any existing drainage issues along the common property line with Hilton Head Plantation will be resolved to the greatest extent possible.

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 JANUARY, 2026.

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

Alan R. Perry, Mayor

ATTEST:

Kimberly Gammon, Town Clerk

Public Hearing: November 19, 2025

First Reading:

Second Reading:

APPROVED AS TO FORM:

Curtis L. Coltrane, Town Attorney

Introduced by Council Member: _____



Date: November 10, 2025

Shawn Leininger

Assistant Town Manager of Operations
Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928

Subject: Revised Request for Planning Commission Review: Workforce Housing Text Amendment and Zoning Map Amendment

Dear Shawn,

On behalf of the team of Novant Health, Abode Development, and Coastal Community Development Corporation (CCDC), we thank you for the time and support as we continue to collaborate on the entitlement and development process for the proposed workforce housing community adjacent to Hilton Head Hospital.

We respectfully submit this formal application revision to the Planning Commission for the purpose of the Text Amendment and ZMA. This amendment would seek to modify the current provisions of the Medical (MED) District zoning to allow for a multifamily workforce housing development that directly supports Hilton Head Island’s critical service and medical workforce.

Project Highlights

- **Location:** Parcels 0337, 337A & 0452 Bethea Drive (adjacent to Hilton Head Hospital)
- **Zoning:** MED District (12.6 acres total)
- **Program Proposal:**
 - 114 mixed-income units across twelve (12) townhome buildings.
 - Proposed Unit Mix: 38 one-bedroom, 66 two-bedroom, 10 three-bedroom units
 - Community pavilion with pool and wellness amenities
 - Outdoor recreation areas, pocket parks, and pedestrian connectivity
 - 30% of all units within the development to serve at or below 80% AMI. The remaining 70% of units to targeted to serve between 80%-150% AMI
 - Long-term affordability with deed restrictions in accordance with Sec. 16-4-105

We respectfully request that this proposal be placed into the formal Planning Commission review process to reopen our application.

Thank you again for your partnership and support in helping us bring forward a meaningful, community-based solution to Hilton Head’s workforce housing challenges.

Keith Kostrzewski
Managing Partner, Abode Development
keith@AbodeLC.com

CC: Brian Quinn
Managing Partner, Abode Development
brian@AbodeLC.com

**APPLICATION FOR ZONING MAP AMENDMENT
FROM ABODE DEVELOPMENT IN PARTNERSHIP WITH NOVANT
HEALTH, AND THE COASTAL COMMUNITY DEVELOPMENT
CORPORATION**

REGARDING 12.66 ACRES ON BETHEA DRIVE, HILTON HEAD ISLAND, SC
Parcels: R510 008 000 0337A 0000, R510 008 000 0337 0000,
and R510 008 000 0452 0000

Hilton Head Medical Workforce Housing Conceptual Master Plan

Zoning Map Amendment (ZA-001007-2025)

Subject: Amendment to the Palmetto Headlands / Hilton Head Hospital PD-2 Master Plan (#CUR-3-88) and coordinated LMO text amendment to allow new construction of multifamily residential workforce housing within the Palmetto Headlands / Hilton Head Hospital PD-2 (#CUR-3-88) on MED-zoned property.

ATTACHEMENT A

Hilton Head Medical Workforce Housing Conceptual Master Plan Parcel Numbers

12.66 Acres. The subject property comprises three contiguous parcels:

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

ATTACHMENT B NARRATIVE

NARRATIVE SUPPLEMENT TO THE APPLICATION FOR ZONING MAP AMENDMENT FROM THE TOWN OF HILTON HEAD ISLAND REGARDING 12.66 ACRES ON BETHEA DRIVE, HILTON HEAD ISLAND, SC

This Attachment B is submitted as part of the Zoning Map Amendment Application (The “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 and Zoning Map Amendment (ZA-001007-2025) 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 Palmetto Headlands / Hilton Head Hospital PD-2 Overlay District (#CUR-3-88) (The “PD-2”) . The subject property comprises approximately 12.66 acres located on Bethea Drive and is currently zoned MED with an PD-2 overlay

Purpose of Request:

Hilton Head Medical Workforce Housing Conceptual Master Plan Zoning Map Amendment within the Palmetto Headlands / Hilton Head Hospital PD-2 Overlay District (#CUR-3-88)

This application seeks an Official Zoning Map Amendment (ZMA) to the Town of Hilton Head Island’s Base Zoning Map to permit new-construction multifamily within the Palmetto Headlands / Hilton Head Hospital PD-2 Overlay District.

The amendment aims to establish the Hilton Head Medical Workforce Housing Conceptual Master Plan, and updates the PD-2 Master Plan to affirm New Construction of Multifamily Residential Housing use on the Hospital’s South Campus, document district-scale compliance (density, impervious coverage, open space), and implement enforceable workforce-housing and design standards consistent with LMO 16-4-105 and the Town’s Workforce Housing Framework: Finding Home.

Section 1. Application Summary for ZA-001007-2025

This application seeks an Official Zoning Map Amendment (ZMA) to the Town of Hilton Head Island Base Zoning Map to authorize new-construction multifamily within the Palmetto Headlands / Hilton Head Hospital PD-2 Overlay District (CUR-3-88). The request is made in accordance with the Workforce Housing (WFH) provisions of LMO 16-4-105 and the Town’s adopted Workforce Housing Framework: Finding Home.

The subject property consists of three contiguous parcels:

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

Together these total approximately 12.66 acres along Bethea Drive, commonly referred to as the Hilton Head Hospital South Campus.

The proposed amendment establishes the Hilton Head Medical Workforce Housing Conceptual Master Plan within the PD-2 Overlay. The land is owned by Novant Health and will be developed by Abode Development of the Lowcountry in partnership with the Coastal Community Development Corporation (CCDC). The partnership’s intent is to deliver a compact, upland-clustered, mixed-income neighborhood that expands the Island’s supply of attainable housing while remaining fully compliant with the environmental and design standards of the PD-2 district.

This amendment:

- Updates the PD-2 Master Plan to affirm New Construction Multifamily Housing, in accordance with 16-4-105, use on the South Campus consistent with MED-base and PD-2 Overlay intent;
- Documents district-scale compliance with density, impervious-surface, and open-space ratios through a verified ledger (Attachment C); and
- Translates conceptual commitments into enforceable standards, including buffers, setbacks, stormwater design, and architectural guidelines.

Approval of the amendment will enable the proposed, “Nightingale Commons”, to be developed within the established PD-2 framework while advancing the Town’s Comprehensive Plan (OurPlan 2020–2040) and 2023–2025 Strategic Plan goals for workforce housing. The application directly responds to Town Staff memoranda dated August 20 and September 17, 2025, providing corrected exhibits, restored buffers, and codified design standards to ensure long-term compliance and compatibility with adjacent uses.

Key Development Metrics Summary

<i>Category</i>	<i>Value / Commitment</i>
Total Site Area	± 12.66 acres (three contiguous parcels –R510 008 000 0337A 0000, R510 008 000 0337 0000, and R510 008 000 0452 0000)
Developed Uplands / Preserved Area	5.7 ac developed / 6.96 ac preserved (> 40 % open space)
Zoning Context	MED (Base) + PD-2 Overlay (CUR-3-88 Palmetto Headlands / Hilton Head Hospital)
Program & Density	Proposed 114 Dwelling Units & 10 u/ac PD-2 limit
Building Height	MF ≤ 45 ft Max, Limited to 2 stories above natural grade
Parking Provided / Required	186 Spaces required using MF method. LMO compliance standards for bike parking, compact and parallel spots are used to achieve requirements.
Buffers & Setbacks (Development)	<ul style="list-style-type: none"> ● 20 ft PD-2 boundary buffer (minimum Type B per LMO 16-5-103; enhanced to Type C Option 2 where feasible) with ≥ 50 % evergreen planting and 6–7 ft opaque fence. ● Maintain ≥ 5 ft structural setback beyond buffer: no parking, lighting, utilities, or impervious surfaces within buffer zones. ● All wetlands preserved with 35 ft average / 20 ft minimum buffer (from certified USACE/DES line) plus +5 ft structural setback per LMO 16-6-102.D.2 and Town 2023 standards. ● LID stormwater features (such as bio-retention and swales) located ≥ 20 ft from wetland edge: buffers and setbacks dimensioned on C- and L-sheets. ● Building heights ≤ 45 ft.
Buffers & Setbacks (HHP Residential)	<ul style="list-style-type: none"> ● 20 ft PD-2 boundary buffer (minimum Type B per LMO 16-5-103; enhanced to Type C Option 2 with evergreen screening and 6–7 ft opaque fence where space and context allow). ● Within 50 ft of shared property line, limit buildings to two stories (≤ 40 ft consistent with Hilton Head Plantation height standards); no rear balconies or decks facing HHP; dark-sky lighting ≤ 0.1 fc at property line. ● Landscape and fence details coordinated with HHP POA/ARB.
Buffers & Setbacks (Wetlands)	<ul style="list-style-type: none"> ● 35 ft average / 20 ft minimum wetland buffer from certified USACE/OCRM line per LMO 16-6-102.D.2 + 5 ft structural setback. ● LID stormwater features ≥ 20 ft from wetland edge; depict 7 required buffer lines on site plan and include average-width calculation table to verify compliance.
Stormwater Design	Low-Impact Development (LID) basins ≥ 20 ft from wetland edge; 2023 Town standards
Workforce Housing Program	<ul style="list-style-type: none"> ● ≥ 30 % (≥ 35 units) reserved for households at or below 80 % AMI ● CCDC administration, management, and annual recertification, ● no Short Term Rentals; 12-month minimum leases; explicit preference for Hilton Head Island’s workforce
Open Space Ownership / Maintenance	CCDC to maintain buffers, stormwater, and common areas under LMO 16-5-104.E

Section 2. Development Background

In 2024, Novant Health acquired the subject parcels along Bethea Drive as part of its purchase of Hilton Head Hospital from Tenet Health. The property, commonly referred to as the Hospital’s South Campus, totals approximately 12.66 acres and includes several small medical and office buildings constructed around 1990, comprising roughly 24,000 square feet. Most structures have remained vacant and deteriorated since Hurricane Matthew (2016), and the final tenant relocated off-site in early 2025. Engineering evaluations confirm that the buildings are beyond reasonable repair and unsuitable for any form of reuse or commercial conversion.

The property’s existing zoning is MED (Medical District) with the Palmetto Headlands / Hilton Head Hospital PD-2 Overlay (CUR-3-88). Under the current Workforce Housing (WFH) framework, the only workforce-eligible option within the MED district is through commercial-to-residential conversion. Because the existing buildings cannot be feasibly rehabilitated, the Applicant seeks a PD-2 Master Plan amendment to allow new-construction multifamily, consistent with LMO 16-4-105 and the Town’s workforce-housing policies.

Residential uses have long existed within the broader PD-2 area, including Palmetto Commons, a nearby residential community with a density of approximately 13.6 units per acre. However, language in the original PD-2 standards (adopted in the 1980s) did not explicitly list new multifamily residential construction as a permitted use—creating ambiguity despite this established development pattern. The proposed Nightingale Commons plan resolves that gap, confirming the suitability of multifamily as compatible uses within the PD-2 overlay. The development proposes 114 units - below the allowable use of 10 units per acre and comparable residential areas, and maintains impervious coverage under 35%, consistent with the environmental and design standards of the PD-2 district.

Section 3. Development Description

The Hilton Head Medical Workforce Housing Conceptual Master Plan (Nightingale Commons) establishes a compact, upland-clustered residential neighborhood within the Palmetto Headlands / Hilton Head Hospital PD-2 Overlay District. The plan provides a total of 114 dwelling units, composed of (12) townhouse buildings.

A loop-street circulation pattern organizes the site, providing access to all buildings while maintaining emergency-vehicle turning radius and clear pedestrian separation. A continuous sidewalk network links residences to the mail kiosk, a small community pavilion, and a frontage path connecting to Bethea Drive and the broader hospital campus. Bicycle racks are located at the multifamily entry, the pavilion, and the mail kiosk. Parking provided to accommodate 186 spots in accordance with LMO 16-5-107.

Site planning prioritizes environmental protection and compliance with PD-2 and Town stormwater standards. All wetlands are preserved in place, with a 35-foot average / 20-foot minimum buffer and an additional 5-foot structural setback beyond the certified delineation line (per 16-6-102.D.2). The PD-2 boundary buffer along the Hilton Head Plantation edge is restored to its full 20-foot width, planted to Type B MF standards (at least 50 percent evergreen) and supplemented by a 6- to 7-foot opaque fence for privacy. No parking, lighting, or other impervious improvements encroach into buffer or setback areas.

Stormwater infrastructure is designed to the 2023 Town of Hilton Head Island Stormwater Standards using Low-Impact Development (LID) practices. Bio-retention, vegetated swales, and forebays are located at least 20 feet from the wetland edge, and post-development discharge rates and volumes remain at or below pre-development conditions. The site’s overall impervious coverage is <35% percent, and total open space exceeds 40 percent, both comfortably within PD-2 limits.

Architectural design follows the Lowcountry style established by the PD-2 Design Manual and detailed in Appendix A – Architectural and Community Design Standards. Building materials include fiber-cement siding, brick, and stucco in muted coastal colors; roof forms are gable, hip, or shed; and lighting standards will meet or exceed standards for adjacent use residential. Screening of rooftop and ground equipment is required.

The development’s ownership, long-term maintenance, and workforce-housing administration will be managed by the Coastal Community Development Corporation (CCDC) under recorded covenants compliant with LMO 16-5-104.E. CCDC will also oversee the workforce-housing eligibility and annual recertification process in accordance with LMO 16-4-105.

This description summarizes the physical layout and design intent of Nightingale Commons; the following section outlines the detailed program elements and quantitative commitments under the Development Scope (Workforce Housing Development Agreement).

Section 4. Workforce Affordability

The Hilton Head Medical Workforce Housing Conceptual Master Plan (Nightingale Commons) has been structured in full compliance with LMO 16-4-105 (Workforce Housing Standards) and the Town’s adopted Workforce Housing Framework: Finding Home. The Workforce Housing Development Agreement (WHDA) formalizes the site’s affordability commitments, administrative procedures, and long-term monitoring responsibilities.

Affordability Commitment. A minimum of 30% of all dwelling units (≥ 35 of 114) will be reserved for households earning at or below 80% of Area Median Income (AMI). All affordable units will be tenure-blind, indistinguishable in materials, finishes, and amenities from market-rate units, and distributed proportionally across the multifamily buildings to ensure integration within the community.

Income Band Distribution.

AMI Band	*Approximate Units	Share of Total Development	Designation
≤ 80 % AMI	35	31%	Workforce Housing – Restricted
81 – 120 % AMI	22	19%	Median/ Moderate Workforce
> 120 % AMI	57	50%	Market Rate
	114	100%	

**Note: Final rent limits will be established annually using HUD-published AMI data for Beaufort County and confirmed with the Town’s Housing Program Manager.*

Administration and Oversight.

The Coastal Community Development Corporation (CCDC) will serve as the Workforce Housing Administrator. Responsibilities include:

1. Verifying initial tenant income eligibility.
2. Conducting annual income recertifications.
3. Maintaining a compliance ledger by unit documenting occupancy, rent levels, and income tier
4. Preparing an annual compliance report for submission to the Town of Hilton Head Island.

Leasing and Operations.

Affordable units will be leased for a minimum 12-month term; short-term rentals are prohibited. Priority leasing will be extended to essential workers employed on Hilton Head Island, including those in healthcare, public safety, and education. No application, screening, or occupancy policy will conflict with fair-housing or equal-opportunity provisions.

Covenants and Enforcement.

Affordability restrictions and CCDC oversight responsibilities will be recorded in a Workforce Housing Covenant running with the land. Non-compliance or unauthorized conversion will constitute a covenant violation enforceable by the Town through the WHDA. Monitoring and reporting procedures will align with the Town's annual housing compliance audit schedule.

Longevity and Renewal.

Affordability commitments will remain in effect for 99 years, unless amended by mutual agreement with the Town under the terms of the recorded WHDA. Periodic review will allow rent limits and program procedures to adjust to updated AMI thresholds while maintaining the 30 percent \leq 80 % AMI baseline.

Section 5. Roles and Implementation

Abode Development of the Lowcountry (Developer)

- Leads project delivery, including entitlements, financing, and construction. Coordinates all submissions and ensures compliance with PD-2 and LMO standards, the Workforce Housing Development Agreement, and recorded covenants.

Novant Health (Landowner / Institutional Partner)

- Owns the 12.66-acre South Campus property and provides the site for development under the PD-2 Overlay. Aligns the development with hospital operations and workforce needs to ensure proximity housing for essential medical staff. Novant is also committing to one-third of the rental units for healthcare workers.

Coastal Community Development Corporation – CCDC (Steward / Administrator)

- Serves as long-term steward and workforce-housing administrator. Owns and maintains common open space, buffers, and stormwater facilities per LMO 16-5-104.E. Administers eligibility verification, annual income recertification, and compliance reporting under LMO Guidelines.

Section 6. Rezoning Criteria

(i) In accordance with the Comprehensive Plan (OurPlan 2020–2040)

The proposed Zoning Map Amendment directly advances the Town of Hilton Head Island Comprehensive Plan (OurPlan 2020–2040) and demonstrates measurable alignment with each of the Plan’s seven Core Values. The Nightingale Commons development embodies the Town’s goals for sustainable growth, right-sized infrastructure, and the delivery of attainable housing through a modern, environmentally responsible construction approach within a sustainable campus.

Core Value 1 — Relentless Pursuit of Excellence

- Designing a high-quality, durable neighborhood consistent with Hilton Head’s Lowcountry character and built-environment standards.
- Buildings are constructed with high-performance exterior materials (fiber-cement siding, masonry accents, and weather-rated roof systems) designed for high wind loads and FEMA-compliant elevation criteria, ensuring resilience to coastal storm events.
- Architectural detailing includes varied rooflines (gable, hip, and shed), and sustainable elements.
- By codifying these requirements in Appendix A – Architectural and Community Design Standards, the development converts aspirational design guidance into enforceable construction specifications, aligning with the Town’s pursuit of excellence in form, craftsmanship, and visual continuity.

Core Value 2 — Redefining Environmental Sustainability

- Employing a Low-Impact Development (LID) strategy that integrates stormwater management into the landscape and minimizes long-term maintenance demands.
- All bio-retention and vegetated swales are located ≥ 20 ft from the certified wetland line, treating runoff naturally before infiltration. The development footprint is limited to uplands, preserving ≈ 6.96 acres ($> 40\%$) of the site as wetlands, buffers, and open space.
- Construction practices will include erosion-control sequencing, tree-protection fencing, and on-site material recycling where feasible.
- The design exceeds MED and PD-2 environmental standards and advances Hilton Head’s redefinition of sustainability—achieving compliance not by constraint but by integration of green infrastructure and reduced impervious surfaces

Core Value 3 — Revitalizing and Modernizing the Economy

- Transforming obsolete, hurricane-damaged medical facilities into productive land uses that support Hilton Head’s evolving economic base.
- The partnership between **Novant Health, Abode Development, and CCDC** converts an underutilized institutional site into workforce housing that stabilizes the hospital’s labor supply and benefits the Island’s broader service and education sectors.
- Modern construction methods reduce operational costs while supporting local contracting and workforce participation. This aligns with the Comprehensive Plan’s call to modernize the economy through reinvestment in existing developed areas.

Core Value 4 — Fostering an Inclusive, Multi-Dimensional Community

- Delivering a proposed 114 rental homes in both apartment and townhouse formats, with $\geq 30\%$ (≥ 35 units) reserved for households earning $\leq 80\%$ of Area Median Income (AMI).
- All affordable units are tenure-blind—similar in exterior design, materials, and amenities to market-rate homes—and distributed throughout the community to encourage integration.
- CCDC will oversee income verification, annual recertification, and compliance reporting under LMO 16-4-105, ensuring transparency and long-term affordability.
- The development directly supports Hilton Head’s essential workers - particularly healthcare professionals, educators, and first responders, addressing the need documented in the Workforce Housing Framework: Finding Home and advancing inclusivity through opportunity.

Core Value 5 — Building a Connected and Collaborative Community Fabric

- Providing a walkable, interconnected layout that ties the residential neighborhood into the existing hospital campus and the surrounding street network.
- A continuous sidewalk system and bicycle parking at community nodes supports multimodal mobility.
- Close coordination with the Hilton Head Plantation Property Owners’ Association (POA) and Architectural Review Board (ARB) will support buffer design to ensure aesthetic and functional consistency along the shared boundary.
- These measures extend the Town’s vision of community connectivity and collaboration across institutional and residential property lines.

Core Value 6 — Expanding to Embrace an Integrated Regional Focus

- Strengthening regional resilience through collaboration between private, institutional, and nonprofit partners. As a healthcare-supported housing initiative, Nightingale Commons addresses workforce shortages not only within Hilton Head but also across the broader Beaufort County medical network.
- The public-private structure—Novant Health (landowner), Abode (developer), CCDC (administrator)—represents a model for regional, cross-sector cooperation, consistent with OurPlan’s goal of expanding partnerships beyond jurisdictional boundaries.

Core Value 7 — Creating “Right-Sized” Infrastructure

- Maximizing use of existing hospital and Town infrastructure without extending utilities or roadways. The development’s circulation, parking, and stormwater systems are appropriately scaled: parking spaces, and utility corridors that connect directly to existing service lines.
- Stormwater detention is decentralized through LID basins that reduce peak discharge and maintenance costs.
- These strategies embody the Town’s directive for infrastructure that meets community needs efficiently and sustainably.

Summary: Collectively, Nightingale Commons implements *OurPlan 2020–2040* by transforming underutilized institutional land into a resilient, connected, and inclusive neighborhood. Its compact footprint, modern construction practices, and enforceable design standards operationalize the Comprehensive Plan’s core values—demonstrating that workforce housing can serve as a model for sustainable, right-sized development on Hilton Head Island.

(ii) Range of uses compatible with the vicinity

The proposed New Construction Multifamily Housing residential use is compatible with adjacent institutional and residential areas within the PD-2 district. Height limits (≤ 45 ft MF) and the 20-ft PD-2 buffer with natural screening and 6–7 ft fencing ensure appropriate transitions to neighboring properties.

(iii) Appropriateness for the land

Development occurs entirely on uplands (≈ 5.7 acres) and avoids all wetlands. A 35-ft average / 20-ft minimum wetland buffer plus 5-ft structural setback protects natural drainage and habitat aligning with LMO sec. 16-6-102.D.2. The compact layout and LID stormwater strategy ensure appropriate and sustainable land use.

(iv) Demonstrated community need

Hilton Head Island faces a well-documented shortage of attainable housing for healthcare, education, and public-safety workers. The development proposes 114 units, $\geq 30\%$ (≥ 35 units) affordable $\leq 80\%$ AMI, directly addressing this need while remaining within existing service capacities.

(v) Consistency with the Town’s overall zoning program

The amendment maintains PD-2 district balance. Overall density ≈ 10 du/ac limit, impervious $>35\%$, and open space $> 40\%$ ($\geq 25\%$ required). No variances or waivers are requested.

(vi) Avoidance of isolated zoning

The proposal remains within the existing PD-2 Overlay District and does not create an isolated zoning area. It reinforces established land-use patterns and provides a compatible transition between hospital and residential uses. Reinforcing the established uses already existing for the Palmetto Commons residential community in PD-2 at 13.6 units per acre and the residential uses for commercial conversion through the WFH standards sec. 16-4-105

(vii) Reasonably viable economic use

The hurricane-damaged medical structures are beyond repair and unsuitable for reuse. Redevelopment as workforce housing provides a viable and productive economic use that supports the hospital workforce and community objectives while preserving environmental resources.

(viii) Adequacy of public facilities

Public facilities and services are adequate. Access geometry and firetruck turning radius meet Town standards; water and sewer service confirmed; and LID basins (≥ 20 ft from wetlands) maintain post-development runoff \leq pre-development conditions.

(ix) Changed or changing conditions

Recent adoption of the Workforce Housing Framework: Finding Home and increased healthcare employment represent changing conditions warranting this PD-2 Master Plan update. The amendment enables context-sensitive residential use that aligns with current policy and sustains district-wide compliance metrics.

Section 7. PD-2 Design Standards: #CUR-3-88 Palmetto Headlands / Hilton Head Hospital

Per 16-3-106.G.6 (a–h)

Please reference Appendix A for additional detail.

(a) Arrangement considering natural features, drainage, views, access, surrounding uses

- Development confined to upland areas, preserving wetlands and open space within the 12.66-acre site
- The site layout follows existing topography and drainage patterns, providing a 35-ft average / 20-ft minimum wetland buffer with an additional 5-ft structural setback from the certified USACE/DES delineation line, in compliance with LMO 16-6-102.D.2.
- Along the Hilton Head Plantation boundary, a minimum Type B buffer is provided per LMO 16-5-103, enhanced to Type C Option 2 within 50'-0" of Hilton Head Plantation residential lots with residential use, incorporating $\geq 50\%$ natural plantings and a 6–7 ft opaque fence to protect residential views and privacy.
- Lighting complies with the Town's Dark-Sky standards, utilizing Palmetto Electric's full-cutoff LED fixtures and meeting or exceeding the LMO standards.

(b) Clustering to preserve features / provide open space

- Clustering logic. Density is organized into (12) 2 story buildings, calibrated to keep impervious $>35\%$ and hold $>40\%$ of the site in open space.
- Open-space structure. Landscape plan establishes contiguous greens that link buffers, stormwater LID, and pedestrian commons (mail/pavilion nodes), rather than isolated pockets.
- Tree preservation workflow. Pre-clearing meeting establishes orange tree-save fencing limits; arborist field-walk confirms protection details to the supplemented current tree inventory as "Attachment C" to this application.

(c) Integrated circulation system

- A loop-street system provides full vehicular circulation and emergency access with radius meeting Fire Rescue standards.
- Sidewalks and marked crossings connect buildings to shared amenities, the mail kiosk, and a frontage path on Bethea Drive. Bicycle racks are located at the multifamily entry, pavilion, and kiosk, encouraging non-vehicular mobility.
- Pedestrian-first setbacks. A landscaped frontage zone (walk + planting) separates buildings from parking throughout.

(d) Infrastructure integration with environmental factors

- Stormwater design follows the 2023 Town of Hilton Head Island Stormwater Standards, incorporating Low-Impact Development (LID) features such as bio-retention basins, vegetated swales, and sediment forebays located ≥ 20 ft from wetlands.
- Post-development discharge rates and volumes remain at or below pre-development conditions.
- Utility corridors align with existing hospital infrastructure to minimize new disturbance.

(e) Design & sizing proportionate to demand

- Program right-sizing. A Proposed 114 units meet PD-2 and workforce objectives without exhausting district capacity; parking meets requirements, provides a small operational buffer without over-paving.

- Utility capacity checks. Ward Edwards confirmed downstream sewer and potable capacity with utility providers; fire flow meets hydrant spacing/pressure criteria.
- Operations planning. Trash/compactor and delivery areas are sited off the loop with no backing over pedestrian routes; postal and rideshare lay-bys are included to prevent conflicts.

(f) Open space ownership / maintenance

- Recorded covenants. CCDC will own/maintain buffers, trails, LID basins, and amenities under recorded 99-year covenants; reserve funding is modeled in the O&M plan.
- O&M manuals. LID protocols have seasonal maintenance checklists (mow heights, sediment cleanout thresholds, re-planting protocols), coordinated with Tiller’s planting schedule.
- Annual reporting. CCDC will prepare an annual open space/O&M compliance letter for Town records, aligning with workforce housing reporting cadence.

(g) Architectural guidelines (*Detail in Appendix A*)

Architectural design and community standards comply with the PD-2 Design Manual and the *Nightingale Commons – Rules & Regulations and Architectural Standards* (Appendix A). These standards codify the Town’s Lowcountry design principles into enforceable specifications for building form, materials, color palette, lighting, fencing, and stormwater integration.

● **Architectural Materials and Finishes**

Primary façades will use durable, high-quality materials such as fiber-cement siding (Hardie Plank or Boral), stucco, or brick, with limited wood accents. Color palettes are restricted to muted coastal tones compatible with Hilton Head’s natural environment.

● **Roof Design and Materials**

Roofs will be gable, hip, or shed; flat roofs are prohibited. Architectural-grade asphalt shingles are the primary material, with metal accents allowed on non-plantation-facing elevations only. All roof assemblies are engineered for high wind loads and use energy-efficient underlayment systems.

● **Setbacks, Height, and Building Separation**

PD-2 standards are observed, including a 20-foot undisturbed buffer along the Hilton Head Plantation line and an additional 5-foot structural setback for townhomes. Two-story porches or decks are prohibited within 50 feet of the shared property line of Hilton Head Plantation, and buildings are limited to two stories above natural grade. Building separation is ≥ 15 ft (7.5 ft per side).

● **Buffers, Screening, and Fencing**

A minimum Type B buffer is provided along the Hilton Head Plantation (HHP) boundary in accordance with LMO 16-5-103, enhanced to Type C Option 2 where space and context permit to provide additional evergreen screening. The buffer includes a 6–7 ft opaque “Charleston Green” privacy fence installed on the interior edge. Final planting mix and fence design will be coordinated with the HHP POA/ARB to ensure visual and material compatibility.

● **Lighting**

All lighting complies with Town LMO standards and is provided through the Palmetto Electric Lighting Program. Fixtures are fully shielded, down-directed, with no visible bulbs or floodlights on façades facing Hilton Head Plantation. Rear facing floodlights are explicitly not permitted.

● **Exterior Restrictions and Accessory Elements**

No banners, flags, flagpoles, fire pits, or pools/spas above 18 inches are permitted beyond rear setbacks or on elevations facing Hilton Head Plantation. Trash and service areas are centralized and architecturally screened.

- **Parking, Mobility, and Drainage**

Parking meets LMO 16-5-107.D.1 ratios (1.4/1.7/2.0 per bedroom mix) and provides LMO Compliance for the required 186 spaces. Stormwater systems use asphalt with pervious components and LID practices, consistent with the LMO Town standards.

Reference: Appendix A – Nightingale Commons Rules & Regulations and Architectural Standards; Sheets

(h) Sufficient acreage

- Footprint discipline. The development area occupies <50% of the parcel; 2-story TH standards within the community protects neighborhood scale at the shared property line with Hilton Head Plantation.
- Performance headroom. District-wide metrics remain compliant after this development (impervious <35%), leaving headroom for PD-2 balance.
- Future adaptability. Drives, utilities, and LID facilities are laid out to allow maintenance access without entering buffers and to accommodate minor operational adjustments without regrading.

Why this meets and exceeds 16-3-106.G.6

- Development clustered entirely on uplands; wetlands preserved 100 %.
- Buffers, setbacks, and impervious limits meet or exceed PD-2 requirements.
- LID stormwater design integrates sustainability and access.
- Architectural standards codified in Appendix A ensure long-term compatibility and quality.
- CCDC covenants provide enduring maintenance and reporting obligations.

Hilton Head Medical Workforce Housing Conceptual Master Plan

DEVELOPMENT SUMMARY

TOTAL ACRES	+/- 12.66 ACRES
PARCEL ID:	DISTRICT: 510, MAP: 8, PARCELS: 337, 337A, & 452
ZONING:	MEDICAL DISTRICT (MED)
PD-2:	PALMETTO HEADLANDS / HILTON HEAD HOSPITAL (CUR-3-88)
PROPOSED USE:	WORKFORCE HOUSING
PROPOSED DENSITY:	10.0 DU/ACRE
MAXIMUM STRUCTURE	45' HEIGHT
MAXIMUM IMPERVIOUS	35%
OPEN SPACE	70%
FEMA FLOOD ZONE	X

POTENTIAL UNIT YIELDS

TOTAL BLDG YIELD	12 BUILDINGS
TOTAL UNIT YIELD	114 UNITS
1 BEDROOM TOWNHOUSE	38 DWELLING UNITS
2 BEDROOM TOWNHOUSE	66 DWELLING UNITS
3 BEDROOM TOWNHOUSE	10 DWELLING UNITS

PARKING

MULTI-FAMILY		
1 BEDROOM =	1.4 SPACES/DU*	
MULTI-FAMILY		
2 BEDROOM =	1.7 SPACES/DU*	
MULTI-FAMILY		
3 BEDROOM =	2.0 SPACES/DU*	
TOTAL REQUIRED PARKING:	186 SPACES	
BIKE PARKING:	110 BIKE PARKING SPACES	
BIKE PARKING REDUCTION**:	11 CAR PARKING SPACES	
REDUCED REQUIRED CAR PARKING:	175 SPACES	
PROVIDED CAR PARKING:	175 SPACES	

*USING MULTI-FAMILY STANDARD
 **THE MINIMUM NUMBER OF CAR PARKING SHALL BE REDUCED BY 1 FOR EVERY 10 BIKE PARKING SPACES

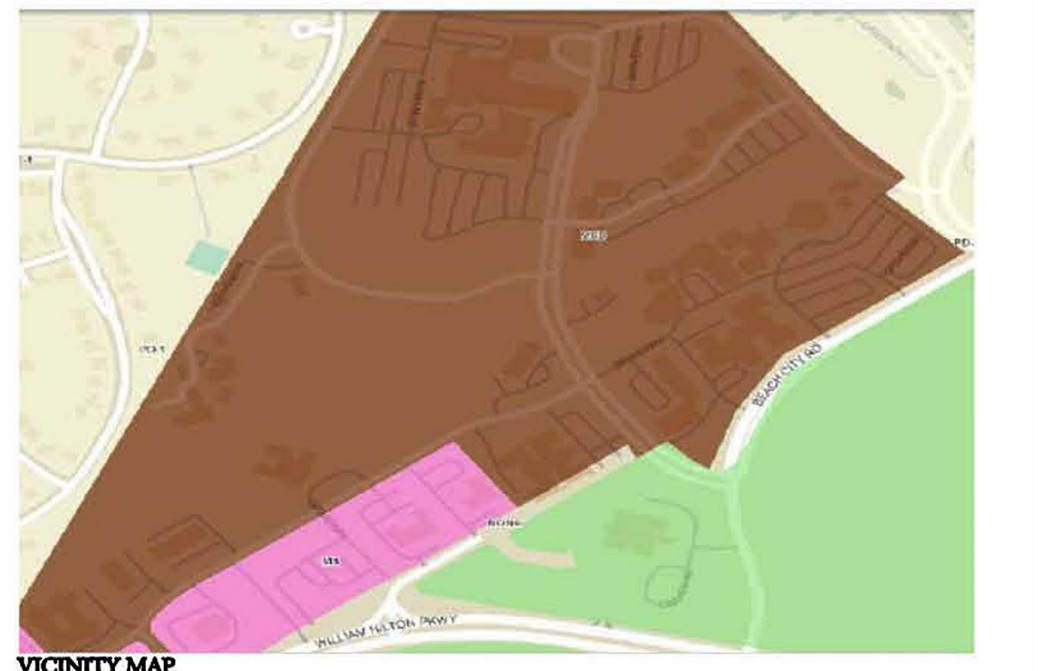
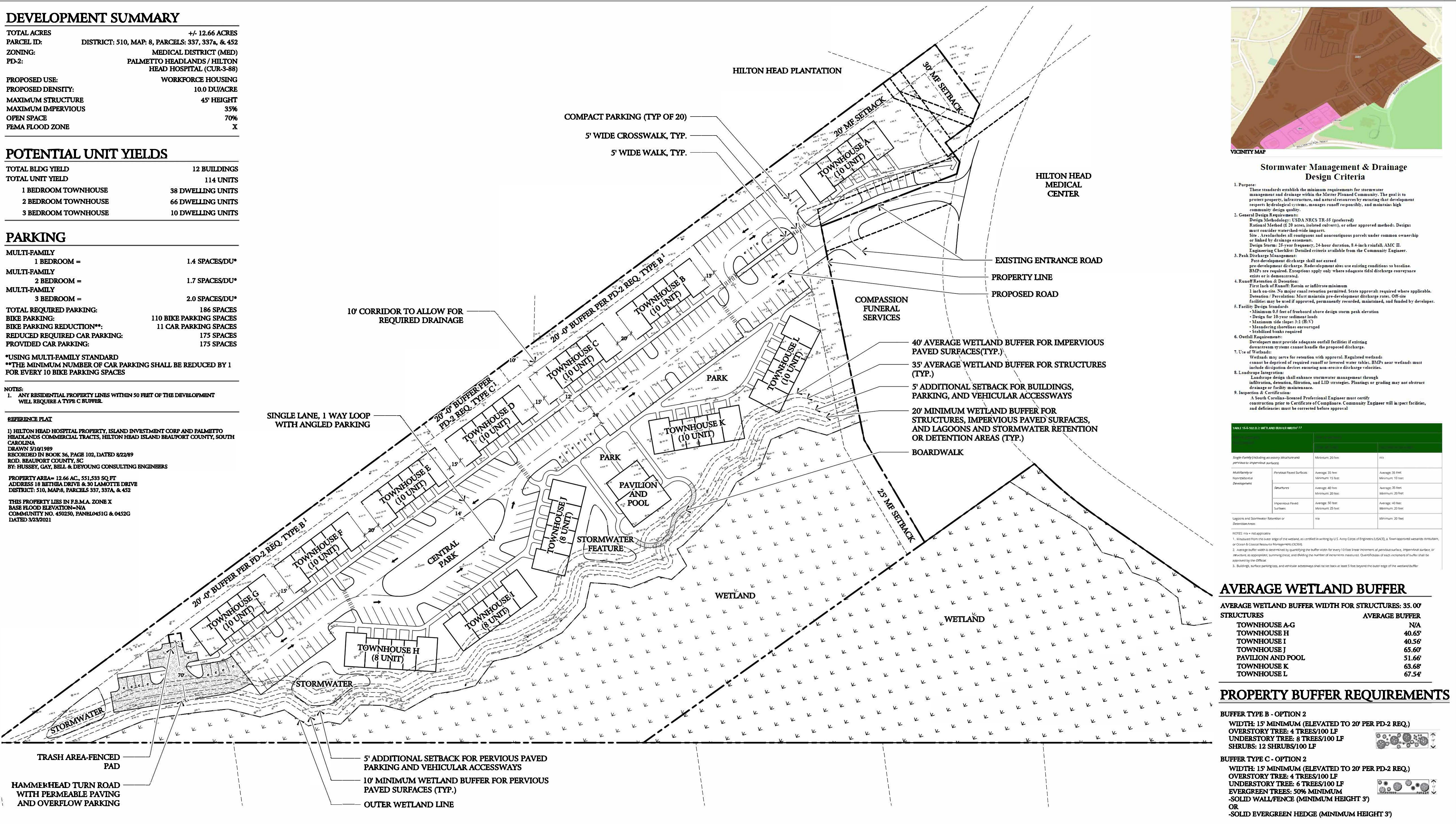
NOTES:
 1. ANY RESIDENTIAL PROPERTY LINES WITHIN 50 FEET OF THIS DEVELOPMENT WILL REQUIRE A TYPE C BUFFER.

REFERENCE PLAT

1) HILTON HEAD HOSPITAL PROPERTY, ISLAND INVESTMENT CORP AND PALMETTO HEADLANDS COMMERCIAL TRACTS, HILTON HEAD ISLAND BEAUFORT COUNTY, SOUTH CAROLINA
 DRAWN 5/10/1989
 RECORDED IN BOOK 36, PAGE 102, DATED 8/22/89
 ROD. BEAUFORT COUNTY, SC
 BY: HUSSEY, GAY, BELL & DEYOUNG CONSULTING ENGINEERS

PROPERTY AREA= 12.66 AC., 551,533 SQ. FT.
 ADDRESS 18 BETHA DRIVE & 30 LAMOTTE DRIVE
 DISTRICT: 510, MAP: 8, PARCELS 337, 337A, & 452

THIS PROPERTY LIES IN P.E.M.A. ZONE X
 BASE FLOOD ELEVATION-N/A
 COMMUNITY NO. 450250, PARCELS 0451G & 0452G
 DATED 3/23/2021



Stormwater Management & Drainage Design Criteria

- Purpose:** These standards establish the minimum requirements for stormwater management and drainage within the Master Planned Community. The goal is to protect property, infrastructure, and natural resources by ensuring that development respects hydrological systems, manages runoff responsibly, and maintains high community design quality.
- General Design Requirements:**
 - Design Methodology: USDA NRCS TR-55 (preferred)
 - Rational Method (2.0 acres, isolated catchment), or other approved methods. Designs must consider watershed-wide impacts.
 - Site: Areas include all contiguous and noncontiguous parcels under common ownership or linked by drainage easements.
 - Design Storm: 25-year frequency, 24-hour duration, 8.4-inch rainfall, AMC II.
 - Engineering Checklist: Detailed checklist available from the Community Engineer.
- Peak Discharge Management:** Post-development discharge shall not exceed pre-development discharge. Redevelopment sites use existing conditions as baseline. BMPs are required. Exceptions apply only where adequate tidal discharge conveyance exists or is demonstrated.
- Runoff Retention & Detention:**
 - First Inch of Runoff: Retain or infiltrate minimum 1 inch on-site. No major canal retention permitted. State approval required where applicable.
 - Detention: Percolation: Must maintain pre-development discharge rates. Off-site facilities may be used if approved, permanently recorded, maintained, and funded by developer.
- Facility Design Standards:**
 - Minimum 0.5 feet of freeboard above design storm peak elevation
 - Design for 10-year sediment loads
 - Maximum side slopes 3:1 (B:V)
 - Meandering channels encouraged
 - Stabilized banks required
- Outfall Requirements:** Developers must provide adequate outfall facilities if existing downstream systems cannot handle the proposed discharge.
- Use of Wetlands:** Wetlands may serve for retention with approval. Regulated wetlands cannot be deprived of required runoff or lowered water tables. BMPs near wetlands must include dispersion devices ensuring non-erosive discharge velocities.
- Landscape Integration:** Landscape design shall enhance stormwater management through infiltration, detention, filtration, and LID strategies. Plantings or grading may not obstruct drainage or facility maintenance.
- Inspection & Certification:** A South Carolina-licensed Professional Engineer must certify construction prior to Certificate of Compliance. Community Engineer will inspect facilities, and deficiencies must be corrected before approval.

Single Family (including accessory structures and porches or impervious surfaces)	Minimum: 20 feet	N/A
Multi-family	Average: 35 feet Minimum: 15 feet	Average: 35 feet Minimum: 10 feet
Non-residential Development	Average: 40 feet Minimum: 20 feet	Average: 35 feet Minimum: 20 feet
Impervious Paved Surfaces	Average: 50 feet Minimum: 25 feet	Average: 40 feet Minimum: 20 feet
Lagoons and Stormwater Retention or Detention Areas	N/A	Minimum: 20 feet

NOTES: n/a = not applicable
 1. Measured from the outer edge of the wetland, as certified in writing by U.S. Army Corps of Engineers USACE, a town-approved wetlands consultant, or County or Coastal Resource Management (CRMS).
 2. Average buffer width is determined by quantifying the buffer width for every 10-foot linear increment of perimeter surface, impervious surface, or structure, as appropriate, summing these, and dividing the number of increments measured. Quantification of each increment of buffer shall be approved by the official.
 3. Buildings, surface parking lots, and similar structures shall be set back at least 5 feet beyond the outer edge of the wetland buffer.

AVERAGE WETLAND BUFFER

STRUCTURES	AVERAGE BUFFER
TOWNHOUSE A-G	N/A
TOWNHOUSE H	40.65'
TOWNHOUSE I	40.56'
TOWNHOUSE J	65.60'
PAVILION AND POOL	51.66'
TOWNHOUSE K	63.68'
TOWNHOUSE L	67.54'

PROPERTY BUFFER REQUIREMENTS

BUFFER TYPE B - OPTION 2
 WIDTH: 15' MINIMUM (ELEVATED TO 20' PER PD-2 REQ.)
 OVERSTORY TREE: 4 TREES/100 LF
 UNDERSTORY TREE: 8 TREES/100 LF
 SHRUBS: 12 SHRUBS/100 LF

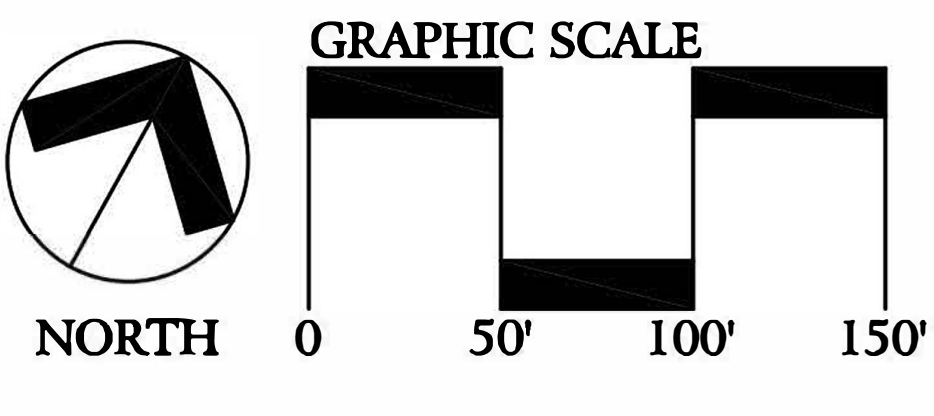
BUFFER TYPE C - OPTION 2
 WIDTH: 15' MINIMUM (ELEVATED TO 20' PER PD-2 REQ.)
 OVERSTORY TREE: 4 TREES/100 LF
 UNDERSTORY TREE: 6 TREES/100 LF
 EVERGREEN TREES: 50% MINIMUM
 -SOLID WALL/FENCE (MINIMUM HEIGHT 3')
 OR
 -SOLID EVERGREEN HEDGE (MINIMUM HEIGHT 3')

PREPARED FOR:
 NOVANT HEALTH ON BEHALF OF ABODE
 PREPARED BY:

J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE 3104 BLUFFTON, SC 29910
 Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

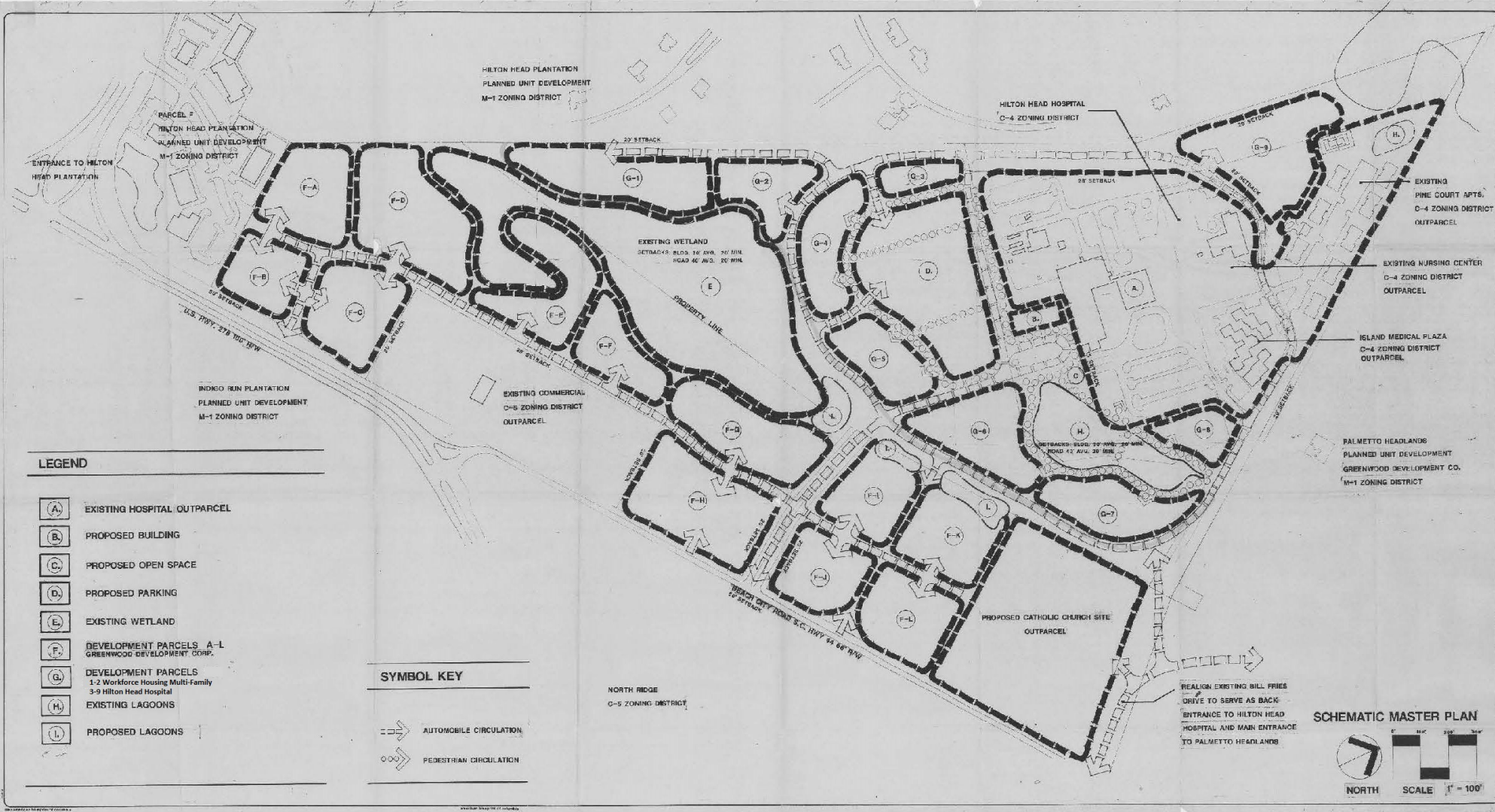
HILTON HEAD MEDICAL TOWNHOUSES MASTER PLAN

TOWN OF HILTON HEAD, SOUTH CAROLINA
 NOVEMBER 07, 2025



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. JKT Job Number: 202427-03

**Proposed #CUR-3-88 Master Plan Overlay
Palmetto Headlands / Hilton Head Hospital PD-2**



LEGEND

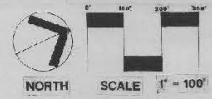
- (A) EXISTING HOSPITAL OUTPARCEL
- (B) PROPOSED BUILDING
- (C) PROPOSED OPEN SPACE
- (D) PROPOSED PARKING
- (E) EXISTING WETLAND
- (F) DEVELOPMENT PARCELS A-L GREENWOOD DEVELOPMENT CORP.
- (G) DEVELOPMENT PARCELS 1-2 Workforce Housing Multi-Family 3-9 Hilton Head Hospital
- (H) EXISTING LAGOONS
- (L) PROPOSED LAGOONS

SYMBOL KEY

- AUTOMOBILE CIRCULATION
- ○ ○ ○ PEDESTRIAN CIRCULATION

NORTH RIDGE
G-5 ZONING DISTRICT

SCHEMATIC MASTER PLAN



HILTON HEAD HOSPITAL MEDICAL COMPLEX SCHEMATIC MASTER PLAN
 HILTON HEAD ISLAND, S.C.
 Edward Pinckney Associates, Ltd.
 Landscape Architects and Planners
 1000 North 50th Street, Suite 200
 Charleston, SC 29405
 (803) 799-4400
 Sheet Title: SCHEMATIC MASTER PLAN
 Job Number: 2022-001
 Date: 08/20/22
 Designer: [Blank]
 Approver: [Blank]
 Revisions: [Blank]
 Sheet: [Blank]
 Of: [Blank]

Appendix A: Architectural and Community Design Standards Summary

These standards are adopted in fulfillment of LMO 16-3-106.G.6(g) Architectural Guidelines

Purpose

These standards have been prepared collaboratively by J.K. Tiller Associates, Inc. (land planning and landscape architecture), Ward Edwards (site/civil engineering and infrastructure), and in coordination with the Hilton Head Plantation Property Owners' Association (POA) and Architectural Review Board (ARB). All provisions are binding and will be implemented through site plan approval, building permit review, and long-term management by the Coastal Community Development Corporation (CCDC).

1. Architectural Materials and Finishes

- All structures shall have exterior walls constructed of Hardie Plank, Boral siding, stucco, or brick.
- Vinyl siding shall not be permitted.
- Color palettes shall reflect muted coastal tones drawn from the Lowcountry vernacular. Bright, reflective, or high-contrast colors are prohibited.
- Trim and accent materials shall be of equal durability to the primary siding and compatible in tone.
- All foundations shall be finished in brick, stucco, or parged concrete consistent with the primary building material.

2. Roof Design and Materials

- Roof structures shall be gable, hip, or shed in form to complement the Lowcountry architectural style.
- Roofing shall be architectural-grade asphalt shingles or metal with non-reflective coatings.
- Reflective or galvanized finishes are not permitted.
- Dormers and gables may be incorporated for articulation and balance.
- All roof penetrations, vents, and mechanical units shall be painted to match the roof color and fully screened from view.

3. Setbacks, Height, and Building Separation

- All structures shall comply with the dimensional standards of the PD-2 Master Plan and applicable sections of the LMO.
- A minimum 20-foot PD-2 buffer shall be provided along the Hilton Head Plantation boundary, and all buildings shall maintain an additional 5-foot structural setback beyond the buffer.
- No encroachments—including walls, pavement, or accessory structures—shall occur within the buffer.
- Maximum building height shall not exceed 45 feet and 2 stories over natural grade
- A minimum 15-foot building separation, or 7'-6" each side, shall be maintained between principal structures to allow for fire access and privacy.

4. Buffers, Screening, and Fencing

- A minimum Type B buffer shall be provided along the PD-2 boundary with Hilton Head Plantation, enhanced to Type C Option 2 where space and context allow, consistent with LMO § 16-5-103 and the Palmetto Headlands / Hilton Head Hospital PD-2 (CUR-3-88) standards.
- Plantings shall include ≥ 50 percent native species, and a 6- to 7-foot opaque fence, painted Charleston Green, shall be installed along the interior edge of the buffer within 50'-0" of adjacent residential lots with residential uses.
- Fencing materials shall be wood or high-quality composite consistent with the architectural character of the principal buildings.
- All plantings shall be irrigated and maintained in a healthy condition; replacement shall occur promptly when vegetation fails to survive.
- No parking, light poles, utilities, or paved areas shall encroach into required buffers or the 5-foot structural setback beyond the buffer edge.
- Final buffer planting mix, fence profile, and berm configuration shall be coordinated with the Hilton Head Plantation POA/ARB to ensure material and visual compatibility.

5. Lighting

- All site lighting shall be full cut-off LED fixtures provided through Palmetto Electric's Lighting plan to meet or exceed the LMO standards.
- No uplighting, wall-wash, or façade floodlighting shall be permitted as "landscape lighting"
- Light poles shall not exceed 14 feet in height
- Exterior lighting shall be controlled by timers or photocells to minimize after-hours illumination.
- Lighting for pedestrian areas shall balance safety and dark-sky compliance.

6. Exterior Restrictions and Ancillary Features

- No banners, flags, or temporary signage shall be permitted except as authorized by the Town.
- No exterior storage of materials, above-ground propane tanks, recreational vehicles, or equipment shall be visible from public rights-of-way.
- No rear-yard fire pits, spas, structures over 18" or outdoor kitchens shall be permitted on properties abutting Hilton Head Plantation within the 5'-0" setback. Patios are permitted on the lower level only in the setback not to encroach into the buffer.
- All service line utilities shall be located underground or screened from view.

7. Waste and Service Areas

- Trash, recycling, and service areas shall be consolidated within a centralized, screened enclosure.
- Enclosure walls shall be constructed of materials consistent with the adjacent building
- Gates shall remain closed except during servicing.
- Collection hours shall comply with the Town's noise and sanitation ordinances.

8. Parking and Mobility

- Parking shall be provided at the following ratios: 1.4 spaces per one-bedroom unit, 1.7 spaces per two-bedroom unit, and 2.0 spaces per three-bedroom unit
- Bicycle racks shall be installed at the multifamily building entry, mail kiosk, and community pavilion.
- All parking areas shall be located outside of required buffers and setbacks.
- Pedestrian pathways shall connect parking areas to all buildings and amenities via sidewalks.

9. Noise and Conduct

- All residents and guests shall comply with Town noise ordinances and property-management rules.
- No amplified outdoor music shall occur on the rear of townhome buildings A-G along the Hilton Head Plantation Property line.
- Outdoor activities shall be limited to designated amenity areas and during permitted hours.
- Management shall maintain a system for responding promptly to noise complaints and shall document any violations.

10. Stormwater and Drainage

- Stormwater management shall comply with the 2023 Town of Hilton Head Island standards.
- Low Impact Development (LID) methods—including bio-retention, infiltration swales, and vegetated channels—shall be utilized wherever practical.
- All detention facilities shall be located a minimum of 20 feet from the certified wetland edge and shall include forebays for first-flush capture.
- Native wetland and upland vegetation shall be used to stabilize slopes and provide filtration.
- An approved Operations and Maintenance Plan shall guide routine inspection, sediment removal, and vegetation management.

11. Administration and Enforcement

- These standards shall be incorporated into approved construction documents and enforced through the Town’s development-review and inspection process.
- Final buffer and fence designs shall be reviewed with the Hilton Head Plantation ARB prior to implementation of the final buffer installation.
- Post-occupancy, CCDC shall perform annual inspections to confirm ongoing compliance with lighting, buffer maintenance, and community-conduct provisions, and shall report findings to the Town as part of its property-management responsibilities.

Conclusion

These standards ensure that Nightingale Commons maintains the design integrity, environmental sensitivity, and neighborhood compatibility expected within the PD-2 Overlay and OurPlan 2020–2040.

By codifying architectural form, landscape character, and operational behavior, they provide a long-term framework for a well-managed, sustainable, and visually cohesive workforce-housing community.

Appendix B: Tree Inventory

The site inventory identifies 435 live trees, primarily pines (219) and water oaks (103), based on a field survey measuring DBH in inches. Under Hilton Head Island's Land Management Ordinance, trees are classified as significant or specimen based on species-specific DBH thresholds Per LMO sec 16-6-104.F.1. Total classified trees: 9 (7 significant, 2 specimens). Dead trees (21) are excluded. Multi-stem trees use the largest stem for classification.

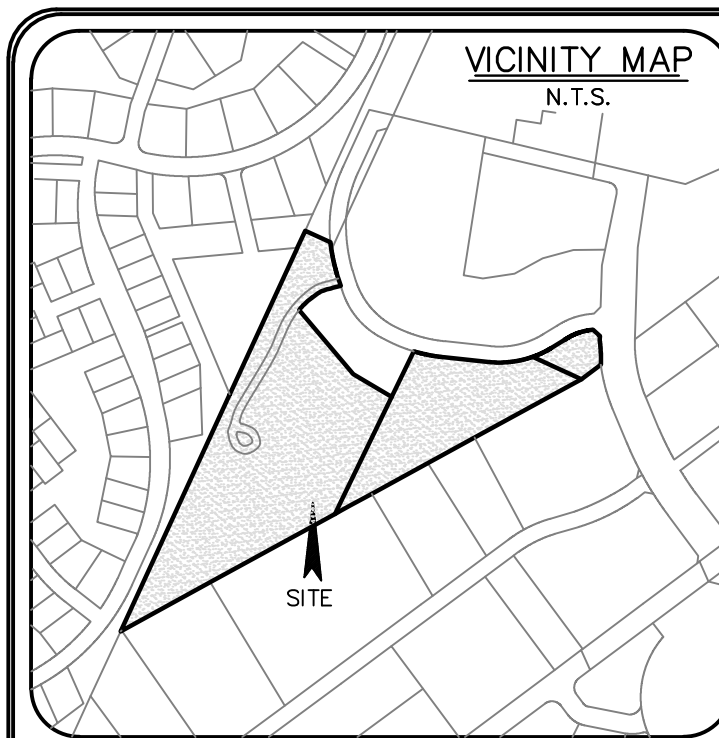
Key findings:

- Pines: 3 significant (30–34 inches).
- Water oaks: 2 significant (26–28 inches), 1 specimen (30 inches).
- Live oaks: 2 significant (assumed 28 inches), 1 specimen (36 inches).
- Laurel oaks: 1 significant (30 inches).
- Other species (e.g., gums, palms, magnolias, crepe myrtles, red oaks, black gums, maples, tupelo): 14 live trees, none meeting thresholds.

<i>Species</i>	<i>Sig DBH (inches)</i>	<i>Spec DBH (inches)</i>	<i>Total Alive</i>	<i>Significant Trees</i>	<i>Specimen Trees</i>
<i>Pine (PN)</i>	28	35	219	3	0
<i>Water Oak (WO)</i>	24	30	103	2	1
<i>Live Oak (LO)</i>	28	35	31	2	1
<i>Laurel Oak (LA)</i>	28	35	15	1	0
<i>Gum (GUM)</i>	24	30	42	0	0
<i>Palm (PLM)</i>	N/A	N/A	10	0	0
<i>Magnolia (MAG)</i>	24	30	6	0	0
<i>Crape Myrtle (CM)</i>	N/A	N/A	3	0	0
<i>Red Oak (RO)</i>	20	25	2	0	0
<i>Black Gum (BG)</i>	24	30	2	0	0
<i>Maple (MAP)</i>	24	30	1	0	0
<i>Tupelo (TUP)</i>	N/A	N/A	1	0	0

Appendix C: Boundary Maps

Located on the subsequent 6 pages



CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	23.59'	468.59'	11.80'	23.59'	S08°58'25"E	002°53'05"
C2	14.46'	468.59'	7.23'	14.45'	S15°15'48"E	001°46'03"
C3	97.29'	519.02'	48.79'	97.15'	S78°47'05"E	010°44'25"
C4	142.30'	317.44'	72.37'	141.11'	N83°00'22"E	025°41'05"
C5	66.78'	660.87'	33.42'	66.75'	N64°08'15"E	005°47'22"
C6	97.37'	223.86'	49.47'	96.60'	S70°33'55"W	024°55'13"
C7	77.78'	511.53'	38.97'	77.71'	S02°42'35"E	008°42'44"

LINE TABLE (WETLAND A)					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L5	34.03'	N76°25'56"E	L25	26.40'	N51°53'33"E
L6	35.82'	N38°03'37"E	L26	28.42'	N31°54'41"E
L7	36.20'	N07°21'55"W	L27	11.94'	N31°30'34"E
L8	32.44'	N29°38'28"E	L28	25.90'	N75°49'22"E
L9	29.37'	N00°08'40"W	L29	27.46'	N61°55'00"E
L10	68.42'	N16°10'52"E	L30	32.48'	N16°40'51"E
L11	8.62'	N28°27'39"E	L31	14.43'	N72°48'26"E
L12	22.89'	N58°39'25"W	L32	24.31'	N49°34'49"E
L13	24.13'	N19°11'17"E	L33	33.98'	S85°15'58"E
L14	15.66'	N73°30'56"E	L34	29.53'	N44°35'43"E
L15	35.62'	N39°14'28"E	L35	39.18'	N74°52'09"E
L16	18.84'	N74°07'11"E	L36	33.21'	N55°04'12"E
L17	28.99'	N64°40'17"E	L37	37.54'	N53°27'13"E
L18	29.80'	N16°45'52"W	L38	27.90'	N51°41'01"E
L19	40.66'	N13°26'35"E			
L20	22.50'	N32°49'06"E			
L21	34.70'	N33°43'21"E			
L22	31.14'	N48°20'21"E			
L23	35.79'	N07°16'34"E			
L24	22.62'	N46°15'00"E			

LINE TABLE (BOUNDARY)	
LINE	BEARING
L1	S24°27'40"W
L2	S65°27'43"E
L3	N46°22'20"W
L4	N01°38'55"E

- LEGEND & SYMBOLS:**
- TREE SIZES ARE INCHES IN DIAMETER
 - 17.1+ SPOT ELEVATION
 - 13 CONTOUR
 - A33 WETLAND FLAG & ELEVATION
 - 3" CMF 3" CONCRETE MONUMENT FOUND
 - 1/2" IRP 1/2" IRON PIN FOUND
 - 1/2" IRP 1/2" IRON PIN SET
 - TBM TEMPORARY BENCH MARK
 - IE INVERT ELEVATION
 - FFE FINISHED FLOOR ELEVATION
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - LO LIVE OAK
 - LA LAUREL OAK
 - MAG MAGNOLIA
 - RO RED OAK
 - PN PINE
 - PLM PALM
 - WO WATER OAK
 - MAP MAPLE
 - DEAD DEAD TREE NO ID
 - ELM ELM
 - TUP TUPELO
 - GUM GUM
 - BC BLACK GUM
 - CM CREPE MYRTLE
 - ET ELECTRIC TRANSFORMER
 - TS TELEPHONE SERVICE
 - TV TELEVISION SERVICE
 - VB VALVE BOX
 - ICV IRRIGATION CONTROL VALVE
 - SM SANITARY MANHOLE
 - FH FIRE HYDRANT
 - LN LIGHT POLE
 - CB CATCH BASIN
 - WF WETLAND FLAG
 - AC AC UNIT

REFERENCE PLAT

1) HILTON HEAD HOSPITAL PROPERTY, ISLAND INVESTMENT CORP. AND PALMETTO HEADLANDS COMMERCIAL TRACTS, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 DRAWN: 5/10/1989
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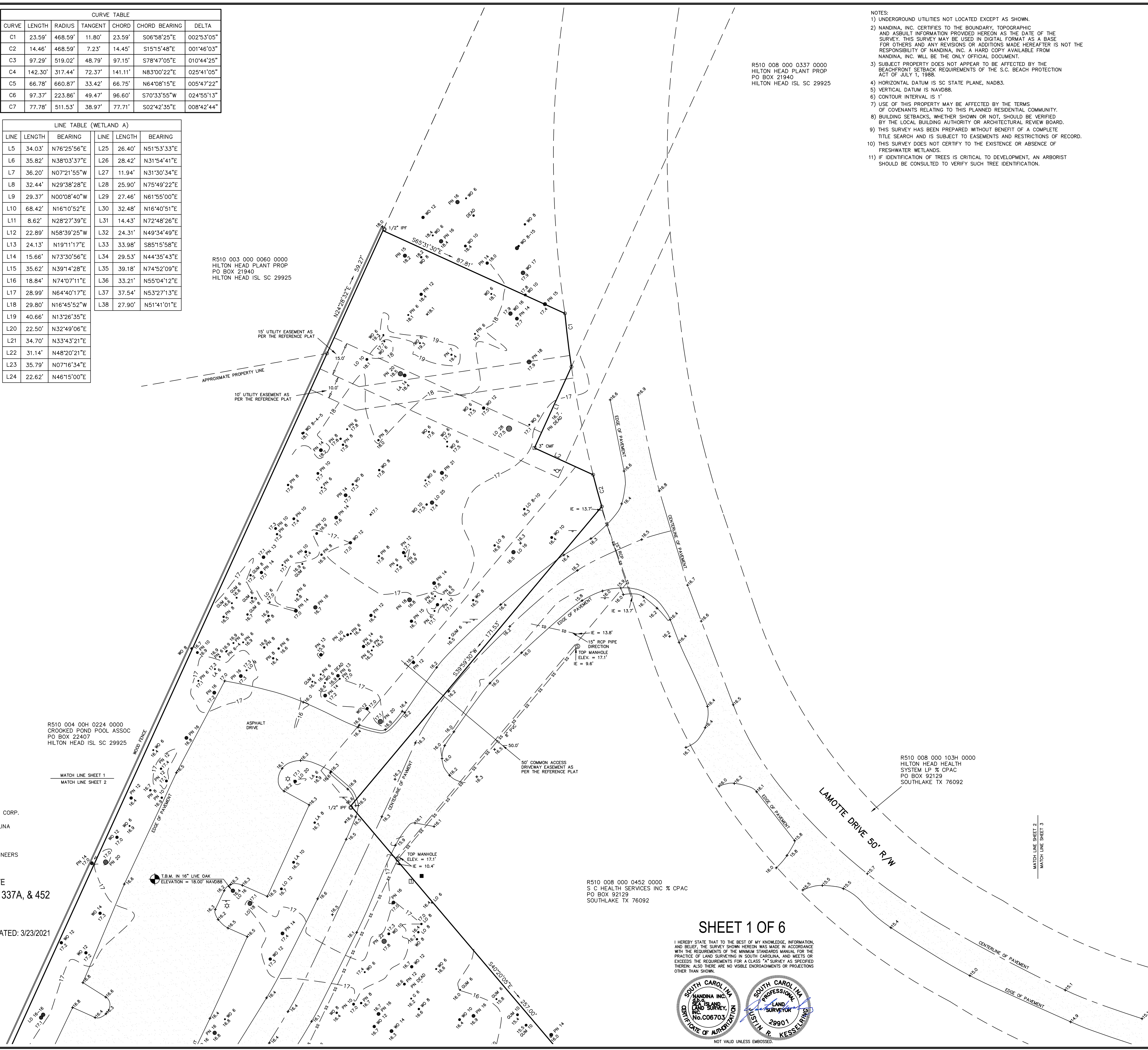
PROPERTY AREA = 12.66 Ac. 551,533 Sq. Ft.
 ADDRESS: 18 BETHEA DRIVE & 30 LAMOTTE DRIVE
 DISTRICT: 510, MAP: 8, PARCELS: 337, 337A, & 452
 THIS PROPERTY LIES IN F.E.M.A. ZONE X
 BASE FLOOD ELEVATION = N/A
 COMMUNITY NO. 450250, PANEL 0451G & 0452G, DATED: 3/23/2021

R510 003 000 0060 0000
 HILTON HEAD PLANT PROP
 PO BOX 21940
 HILTON HEAD ISL SC 29925

R510 004 00H 0224 0000
 CROOKED POND POOL ASSOC
 PO BOX 22407
 HILTON HEAD ISL SC 29925

R510 008 000 0452 0000
 S C HEALTH SERVICES INC % CPAC
 PO BOX 92129
 SOUTHLAKE TX 76092

- NOTES:**
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - 4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
 - 5) VERTICAL DATUM IS NAVD88.
 - 6) CONTOUR INTERVAL IS 1'
 - 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
 - 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.



SHEET 1 OF 6

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

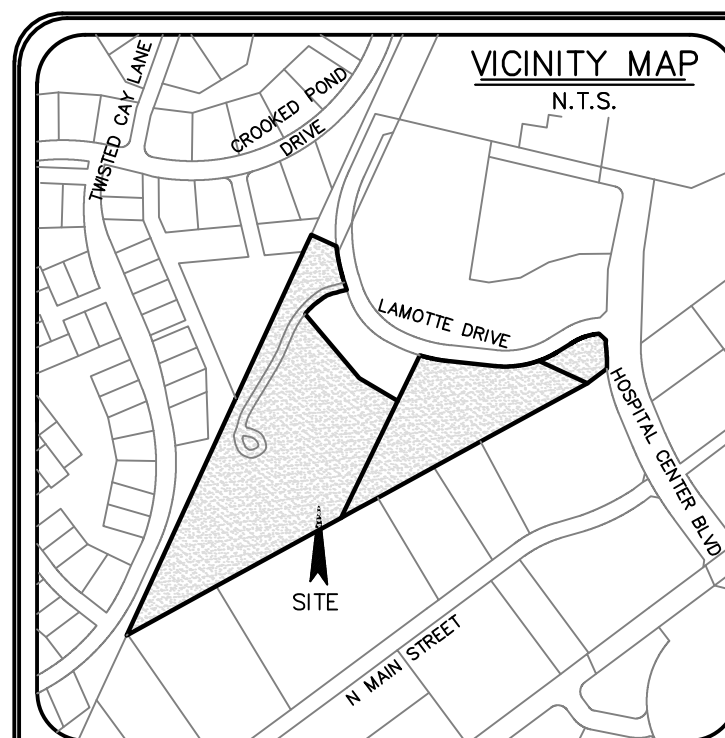
NOT VALID UNLESS EMBOSSED

ASBLUIT, BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF: PARCELS 337, 337A, & 452, HILTON HEAD HOSPITAL PROPERTY, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: HILTON HEAD REGIONAL HEALTHCARE
 DATE: 02/26/2025 SCALE: 1" = 20'
 GRAPHIC SCALE: 0 20 40 60

NANDINA

d.b.a. Sea Island Land Survey, Inc.
 10 Oak Park Drive, Unit C1, Hilton Head Island, SC 29926
 Tel (843) 681-3248
 email: admin@nandinainc.com
 FILE No.: 23260.2 DWG No.: 4-23260.2
 COPYRIGHT © BY NANDINA, INC. CAD: CC, CP, FLD: DB, MW

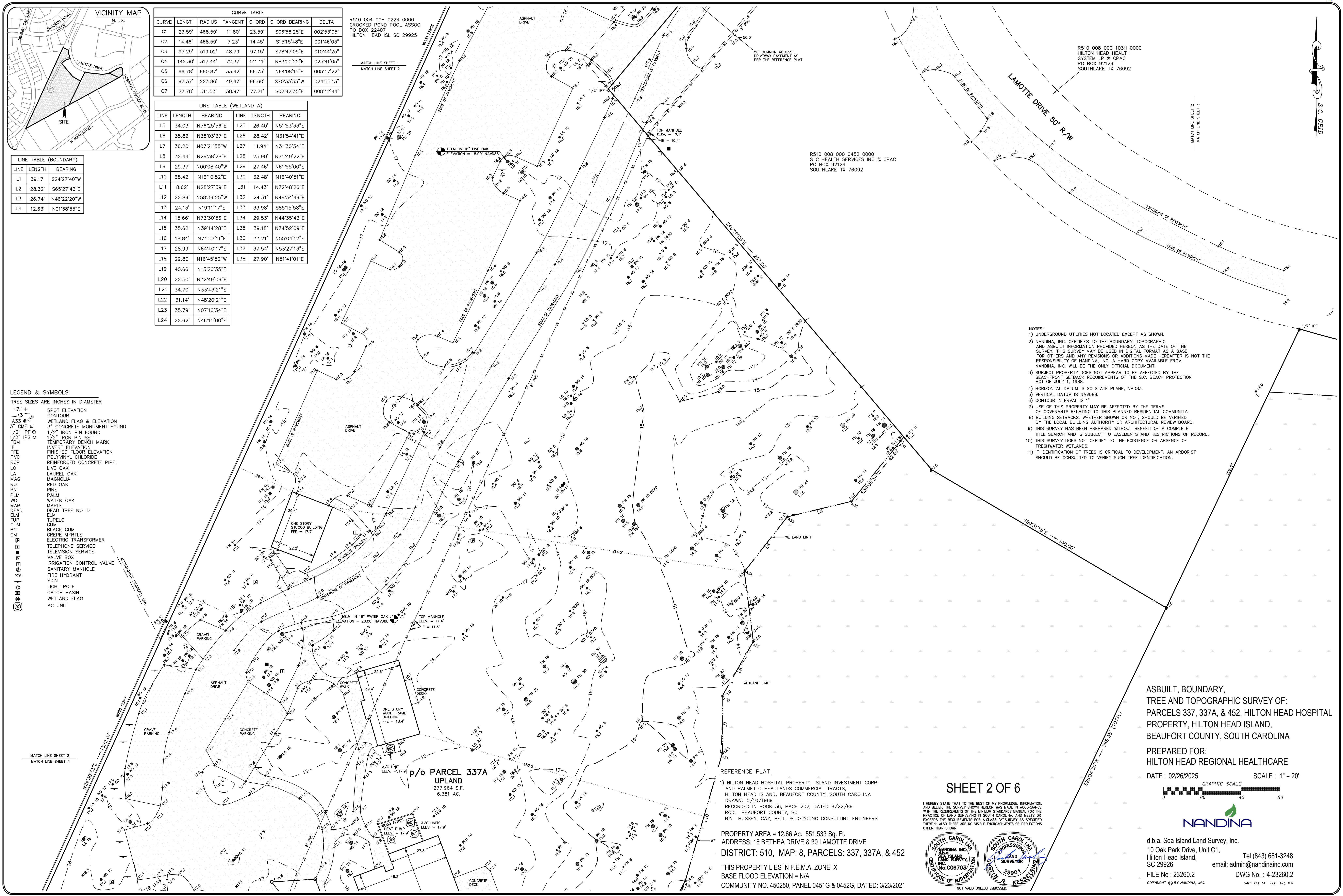


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LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L5	34.03'	N76°25'56"E	L25	26.40'	N51°53'33"E
L6	35.82'	N38°03'37"E	L26	28.42'	N31°54'41"E
L7	36.20'	N07°21'55"W	L27	11.94'	N31°30'34"E
L8	32.44'	N29°38'28"E	L28	25.90'	N75°49'22"E
L9	29.37'	N00°08'40"W	L29	27.46'	N61°55'00"E
L10	68.42'	N16°10'52"E	L30	32.48'	N16°40'51"E
L11	8.62'	N28°27'39"E	L31	14.43'	N72°48'26"E
L12	22.89'	N58°39'25"W	L32	24.31'	N49°34'49"E
L13	24.13'	N19°11'17"E	L33	33.98'	S85°15'58"E
L14	15.66'	N73°30'56"E	L34	29.53'	N44°35'43"E
L15	35.62'	N39°14'28"E	L35	39.18'	N74°52'09"E
L16	18.84'	N74°07'11"E	L36	33.21'	N55°04'12"E
L17	28.99'	N64°40'17"E	L37	37.54'	N53°27'13"E
L18	29.80'	N16°45'52"W	L38	27.90'	N51°41'01"E
L19	40.66'	N13°26'35"E			
L20	22.50'	N32°49'06"E			
L21	34.70'	N33°43'21"E			
L22	31.14'	N48°20'21"E			
L23	35.79'	N07°16'34"E			
L24	22.62'	N46°15'00"E			

- LEGEND & SYMBOLS:**
- TREE SIZES ARE INCHES IN DIAMETER
- 17.1+ SPOT ELEVATION
 - 3— CONTOUR
 - A33 WETLAND FLAG & ELEVATION
 - 3" CMF 3" CONCRETE MONUMENT FOUND
 - 1/2" IPF 1/2" IRON PIN FOUND
 - 1/2" IPS 1/2" IRON PIN SET
 - IE INVERT ELEVATION
 - FFE FINISHED FLOOR ELEVATION
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - LO LIVE OAK
 - LA LAUREL OAK
 - MAG MAGNOLIA
 - RO RED OAK
 - PN PINE
 - PLM PALM
 - WO WATER OAK
 - MAP MAPLE
 - DEAD DEAD TREE NO ID
 - ELM ELM
 - TUP TUPELO
 - GUM GUM
 - BLACK GUM
 - CREPE MYRTLE
 - ELECTRIC TRANSFORMER
 - TELEPHONE SERVICE
 - TELEVISION SERVICE
 - VALVE BOX
 - IRRIGATION CONTROL VALVE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - SIGN
 - LIGHT POLE
 - CATCH BASIN
 - WETLAND FLAG
 - AC UNIT



R510 008 000 0452 0000
S C HEALTH SERVICES INC % CPAC
PO BOX 92129
SOUTHLAKE TX 76092

R510 008 000 103H 0000
HILTON HEAD HEALTH
SYSTEM LP % CPAC
PO BOX 92129
SOUTHLAKE TX 76092

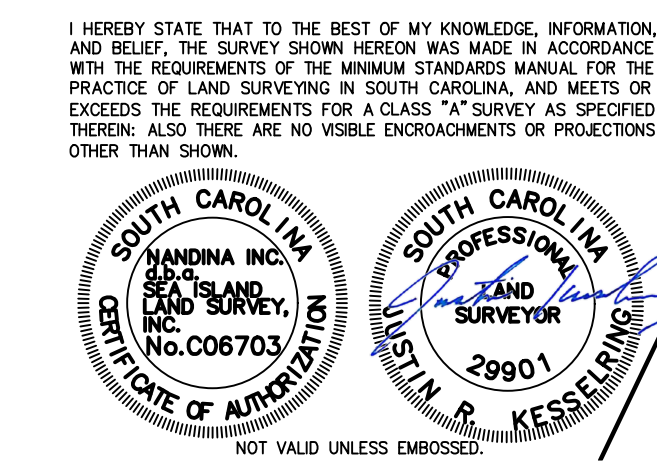
- NOTES:**
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
 - VERTICAL DATUM IS NAVD83.
 - CONTOUR INTERVAL IS 1'
 - USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
 - IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

REFERENCE PLAT

1) HILTON HEAD HOSPITAL PROPERTY, ISLAND INVESTMENT CORP. AND PALMETTO HEADLANDS COMMERCIAL TRACTS, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 5/10/1989
RECORDED IN BOOK 36, PAGE 202, DATED 8/22/89
ROD., BEAUFORT COUNTY, SC
BY: HUSSEY, GAY, BELL, & DEYOING CONSULTING ENGINEERS

PROPERTY AREA = 12.66 Ac. 551,533 Sq. Ft.
ADDRESS: 18 BETHEA DRIVE & 30 LAMOTTE DRIVE
DISTRICT: 510, MAP: 8, PARCELS: 337, 337A, & 452
THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL 0451G & 0452G, DATED: 3/23/2021

SHEET 2 OF 6

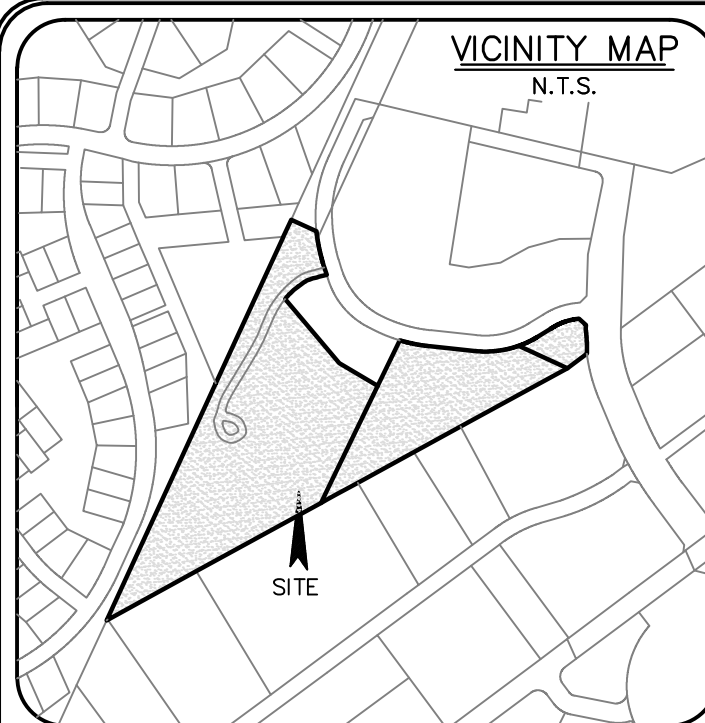


ASBLUIT, BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF: PARCELS 337, 337A, & 452, HILTON HEAD HOSPITAL PROPERTY, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: HILTON HEAD REGIONAL HEALTHCARE
DATE: 02/26/2025 SCALE: 1" = 20'



d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island, SC 29926
Tel (843) 681-3248
email: admin@nandinainc.com
FILE No.: 23260.2 DWG No.: 4-23260.2
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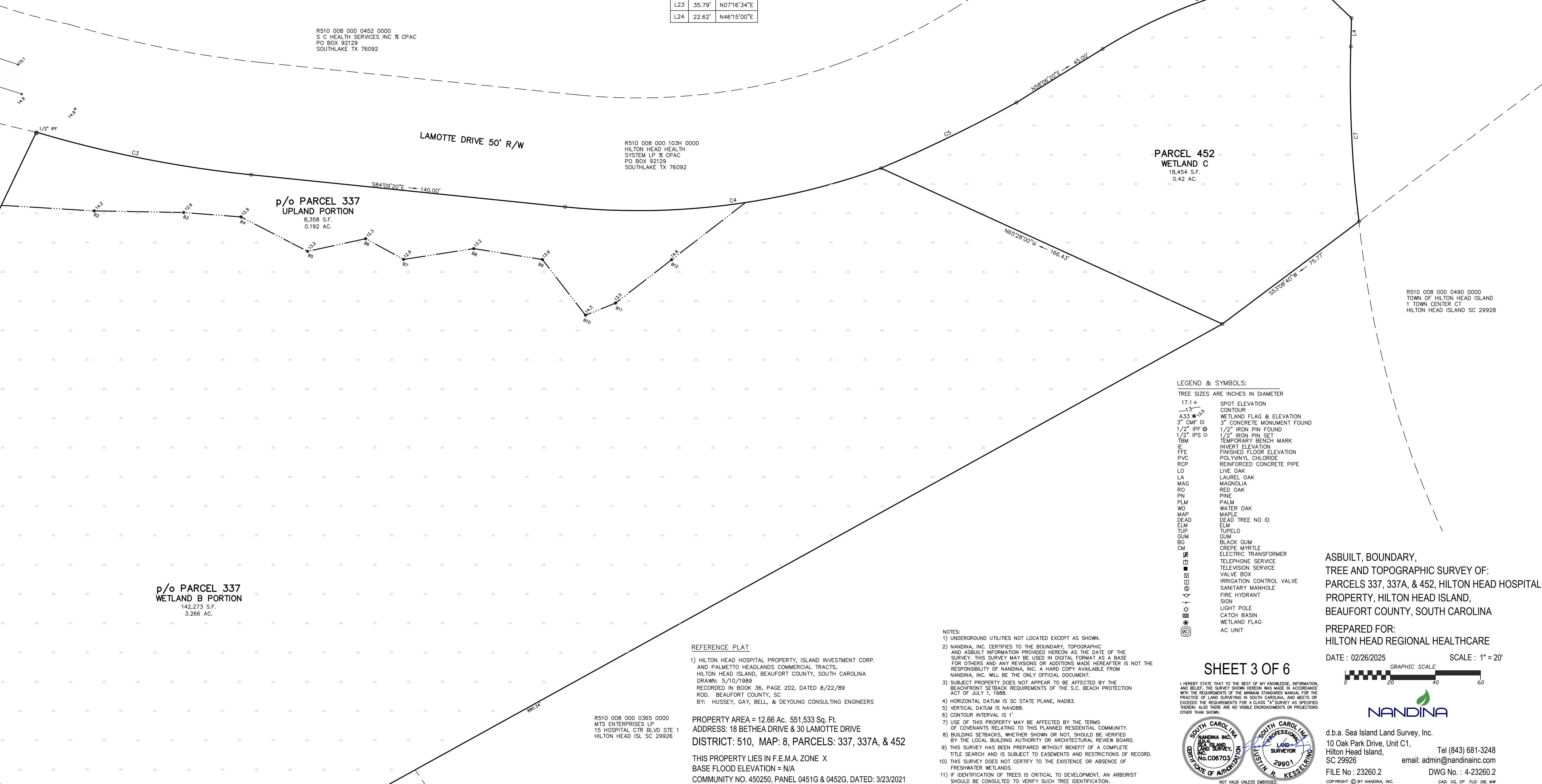


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	23.59'	468.59'	11.80'	23.59'	S06°58'25"E	002°53'05"
C2	14.46'	468.59'	7.23'	14.45'	S15°15'48"E	001°46'03"
C3	97.29'	519.02'	48.79'	97.15'	S78°47'05"E	010°44'25"
C4	142.30'	317.44'	72.37'	141.11'	N83°00'22"E	025°41'05"
C5	66.78'	660.87'	33.42'	66.75'	N64°08'15"E	005°47'22"
C6	97.37'	223.86'	49.47'	96.60'	S70°33'55"W	024°55'13"
C7	77.78'	511.53'	38.97'	77.71'	S02°42'35"E	008°42'44"

LINE TABLE (BOUNDARY)		
LINE	LENGTH	BEARING
L1	39.17'	S24°27'40"W
L2	28.32'	S65°27'43"E
L3	26.74'	N46°22'20"W
L4	12.63'	N01°38'55"E

LINE TABLE (WETLAND A)					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L5	34.03'	N76°25'56"E	L25	26.40'	N51°53'33"E
L6	35.82'	N38°03'37"E	L26	28.42'	N31°54'41"E
L7	36.20'	N07°21'55"W	L27	11.94'	N31°30'34"E
L8	32.44'	N29°38'28"E	L28	25.90'	N75°49'22"E
L9	29.37'	N00°08'40"W	L29	27.46'	N61°55'00"E
L10	68.42'	N16°10'52"E	L30	32.48'	N16°40'51"E
L11	8.62'	N28°27'39"E	L31	14.43'	N72°48'26"E
L12	22.89'	N58°39'25"W	L32	24.31'	N49°34'49"E
L13	24.13'	N19°11'17"E	L33	33.98'	S85°15'58"E
L14	15.66'	N73°30'56"E	L34	29.53'	N44°35'43"E
L15	35.62'	N39°14'28"E	L35	39.18'	N74°52'09"E
L16	18.84'	N74°07'11"E	L36	33.21'	N55°04'12"E
L17	28.99'	N64°40'17"E	L37	37.54'	N53°27'13"E
L18	29.80'	N16°45'52"W	L38	27.90'	N51°41'01"E
L19	40.66'	N13°26'35"E			
L20	22.50'	N32°49'06"E			
L21	34.70'	N33°43'21"E			
L22	31.14'	N48°20'21"E			
L23	35.79'	N07°16'34"E			
L24	22.62'	N46°15'00"E			

R510 008 000 0452 0000
S C HEALTH SERVICES INC % CPAC
PO BOX 92129
SOUTHLAKE TX 76092



R510 008 000 103H 0000
HILTON HEAD HEALTH
SYSTEM LP % CPAC
PO BOX 92129
SOUTHLAKE TX 76092

R510 008 000 103H 0000
HILTON HEAD HEALTH
SYSTEM LP % CPAC
PO BOX 92129
SOUTHLAKE TX 76092

**PARCEL 452
WETLAND C**
18,454 S.F.
0.42 AC.

R510 008 000 0490 0000
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER CT
HILTON HEAD ISLAND SC 29928

**p/o PARCEL 337
WETLAND B PORTION**
142,273 S.F.
3.266 AC.

**p/o PARCEL 337
UPLAND PORTION**
8,358 S.F.
0.192 AC.

- LEGEND & SYMBOLS:**
- TREE SIZES ARE INCHES IN DIAMETER
 - 17.1+ SPOT ELEVATION
 - CONTOUR
 - A33 WETLAND FLAG & ELEVATION
 - 3" CONCRETE MONUMENT FOUND
 - 1/2" IPF 1/2" IRON PIN FOUND
 - 1/2" IPS 1/2" IRON PIN SET
 - TEMP TEMPORARY BENCH MARK
 - IE INVERT ELEVATION
 - FFE FINISHED FLOOR ELEVATION
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - LO LIVE OAK
 - LA LAUREL OAK
 - MAG MAGNOLIA
 - RO RED OAK
 - PN PINE
 - PLM PALM
 - WO WATER OAK
 - MAP MAPLE
 - DEAD DEAD TREE NO ID
 - ELM ELM
 - TUP TUPELO
 - GUM GUM
 - BC BLACK GUM
 - CM CREPE MYRTLE
 - ELECTRIC TRANSFORMER
 - TELEPHONE SERVICE
 - TELEVISION SERVICE
 - VALVE BOX
 - IRRIGATION CONTROL VALVE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - SIGN
 - LIGHT POLE
 - CATCH BASIN
 - WETLAND FLAG
 - AC UNIT

**ASBUILT, BOUNDARY,
TREE AND TOPOGRAPHIC SURVEY OF:
PARCELS 337, 337A, & 452, HILTON HEAD HOSPITAL
PROPERTY, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA**

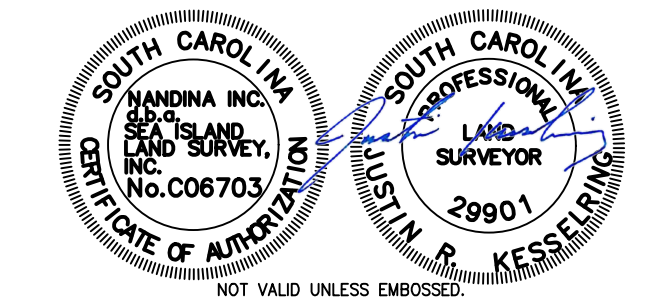
**PREPARED FOR:
HILTON HEAD REGIONAL HEALTHCARE**

DATE : 02/26/2025 SCALE : 1" = 20'

SHEET 3 OF 6



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



REFERENCE PLAT

1) HILTON HEAD HOSPITAL PROPERTY, ISLAND INVESTMENT CORP. AND PALMETTO HEADLANDS COMMERCIAL TRACTS, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA DRAWN: 5/10/1989
RECORDED IN BOOK 36, PAGE 202, DATED 8/22/89
ROD. BEAUFORT COUNTY, SC
BY: HUSSEY, GAY, BELL, & DEVOUNG CONSULTING ENGINEERS

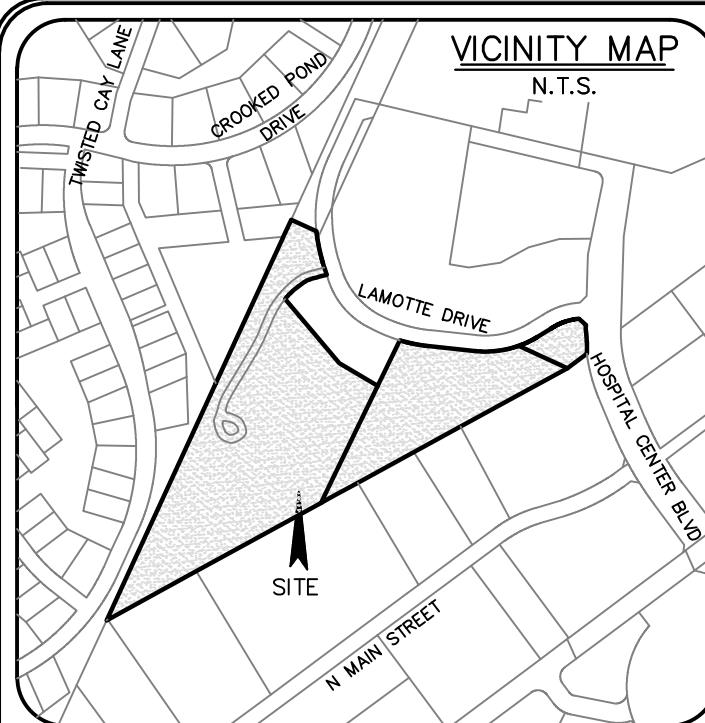
PROPERTY AREA = 12.66 Ac. 551,533 Sq. Ft.
ADDRESS: 18 BETHEA DRIVE & 30 LAMOTTE DRIVE
DISTRICT: 510, MAP: 8, PARCELS: 337, 337A, & 452

THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL 0451G & 0452G, DATED: 3/23/2021

- NOTES:**
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
 - VERTICAL DATUM IS NAVD83.
 - CONTOUR INTERVAL IS 1'
 - USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
 - IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

R510 008 000 0365 0000
MTS ENTERPRISES LP
15 HOSPITAL CTR BLVD STE 1
HILTON HEAD ISL SC 29926

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
Tel (843) 681-3248
email: admin@nandinainc.com
FILE No. : 23260.2
DWG No. : 4-23260.2
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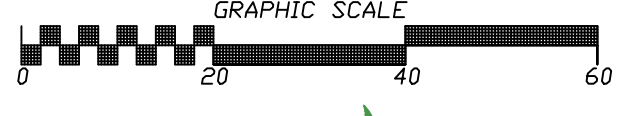
- LEGEND & SYMBOLS:**
- TREE SIZES ARE INCHES IN DIAMETER
- 17.1+ SPOT ELEVATION
 - 135- CONTOUR
 - A33 WETLAND FLAG & ELEVATION
 - 3" CMF CONCRETE MONUMENT FOUND
 - 1/2" IPF 1/2" IRON PIN FOUND
 - 1/2" IPS 1/2" IRON PIN SET
 - TBM TEMPORARY BENCH MARK
 - IE INVERT ELEVATION
 - FE FINISHED FLOOR ELEVATION
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - LO LIVE OAK
 - LA LAUREL OAK
 - MAG MAGNOLIA
 - RO RED OAK
 - PN PINE
 - PLM PALM
 - WO WATER OAK
 - MAP MAPLE
 - DEAD DEAD TREE NO ID
 - ELM ELM
 - TUP TUPELO
 - QUM GUM
 - BG BLACK GUM
 - CM CREPE MYRTLE
 - ET ELECTRIC TRANSFORMER
 - TS TELEPHONE SERVICE
 - TV TELEVISION SERVICE
 - VB VALVE BOX
 - IC IRRIGATION CONTROL VALVE
 - SM SANITARY MANHOLE
 - FD FIRE HYDRANT
 - SP SIGN
 - LP LIGHT POLE
 - CB CATCH BASIN
 - WF WETLAND FLAG
 - AC AC UNIT

- NOTES:**
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - 4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
 - 5) VERTICAL DATUM IS NAVD83.
 - 6) CONTOUR INTERVAL IS 1'
 - 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
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 - 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
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ASBUILT, BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
PARCELS 337, 337A, & 452, HILTON HEAD HOSPITAL PROPERTY, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
HILTON HEAD REGIONAL HEALTHCARE

DATE: 02/26/2025 SCALE: 1" = 20'



NANDINA

d.b.a. Sea Island Land Survey, Inc.
 10 Oak Park Drive, Unit C1,
 Hilton Head Island,
 SC 29926
 Tel: (843) 681-3248
 email: admin@nandinainc.com

FILE No.: 23260.2 DWG No.: 4-23260.2
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R510 003 000 0060 0000
 HILTON HEAD PLANT PROP
 PO BOX 21940
 HILTON HEAD ISL SC 29925

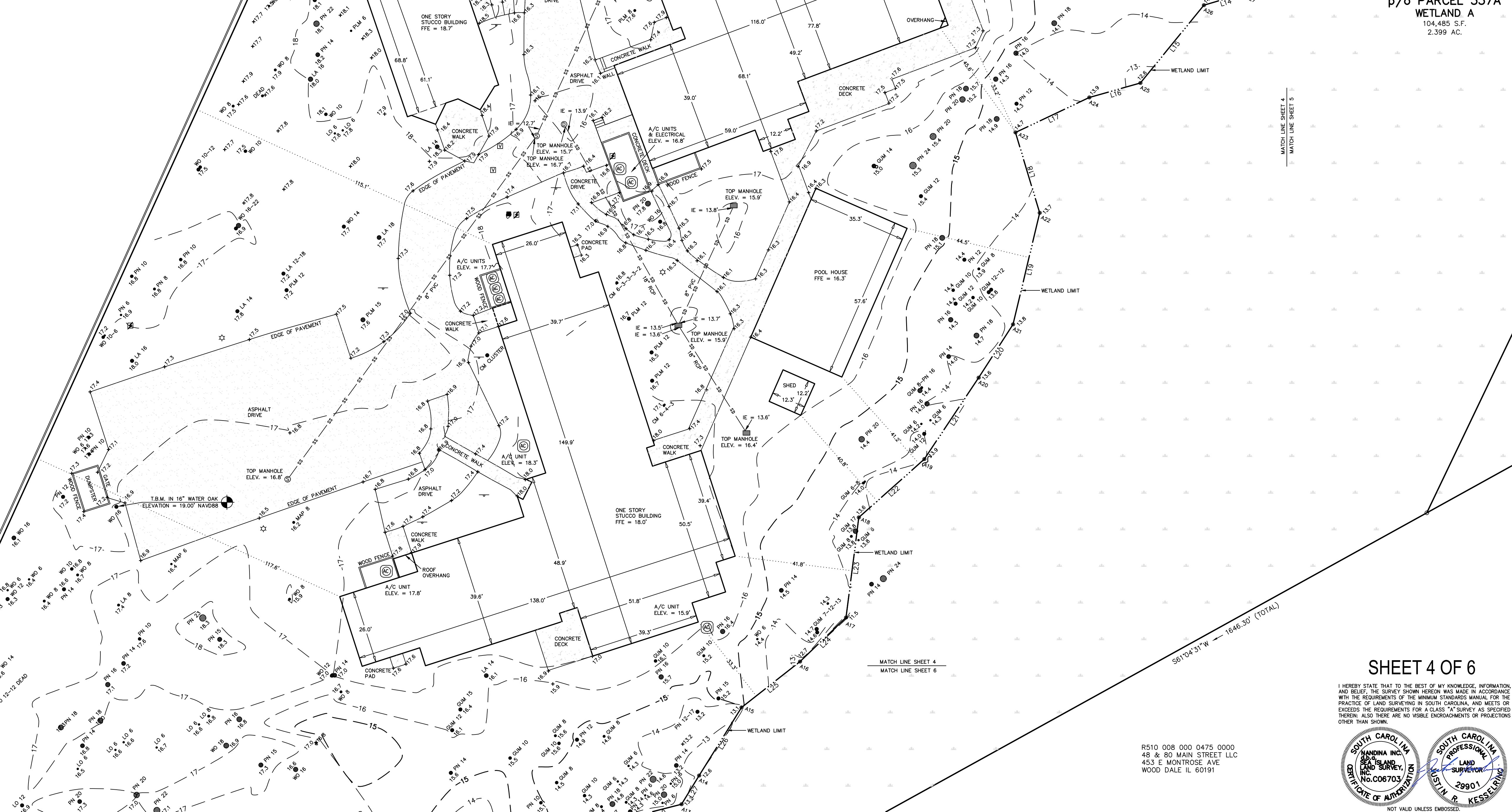
- REFERENCE PLAT**
- 1) HILTON HEAD HOSPITAL PROPERTY, ISLAND INVESTMENT CORP. AND PALMETTO HEADLANDS COMMERCIAL TRACTS, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA DRAWN: 5/10/1989 RECORDED IN BOOK 36, PAGE 202, DATED 8/22/89 ROD. BEAUFORT COUNTY, SC BY: HUSSEY, GAY, BELL, & DEYOUNG CONSULTING ENGINEERS

PROPERTY AREA = 12.66 Ac. 551,533 Sq. Ft.
 ADDRESS: 18 BETHEA DRIVE & 30 LAMOTTE DRIVE
 DISTRICT: 510, MAP: 8, PARCELS: 337, 337A, & 452

THIS PROPERTY LIES IN F.E.M.A. ZONE X
 BASE FLOOD ELEVATION = N/A
 COMMUNITY NO. 450250, PANEL 0451G & 0452G, DATED: 3/23/2021

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	23.59'	468.59'	11.80'	23.59'	S06°58'25"E	002°53'05"
C2	14.46'	468.59'	7.23'	14.45'	S15°15'48"E	001°46'03"
C3	97.29'	519.02'	48.79'	97.15'	S78°47'05"E	010°44'25"
C4	142.30'	317.44'	72.37'	141.11'	N83°00'22"E	025°41'05"
C5	66.78'	660.87'	33.42'	66.75'	N64°08'15"E	005°47'22"
C6	97.37'	223.86'	49.47'	96.60'	S70°33'55"W	024°55'13"
C7	77.78'	511.53'	38.97'	77.71'	S02°42'35"E	008°42'44"

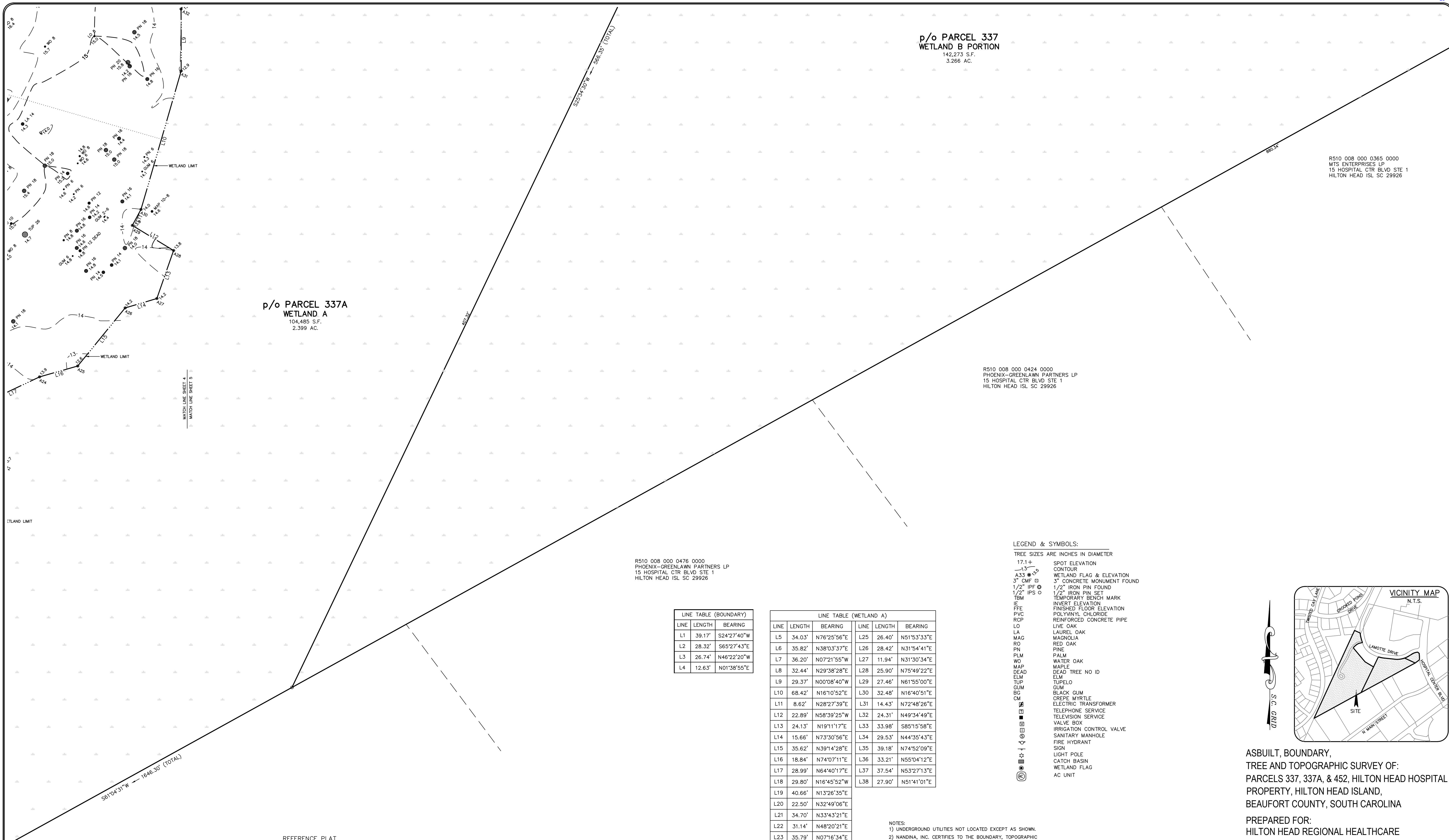
LINE TABLE (BOUNDARY)					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	39.17'	S24°27'40"W	L5	34.03'	N76°25'56"E
L2	28.32'	S65°27'43"E	L6	35.82'	N38°03'37"E
L3	26.74'	N46°22'20"W	L7	36.20'	N07°21'55"W
L4	12.63'	N01°38'55"E	L8	32.44'	N29°38'28"E
			L9	29.37'	N00°08'40"W
			L10	68.42'	N16°10'52"E
			L11	8.62'	N28°27'39"E
			L12	22.89'	N58°39'25"W
			L13	24.13'	N19°11'17"E
			L14	15.66'	N73°30'56"E
			L15	35.62'	N39°14'28"E
			L16	18.84'	N74°07'11"E
			L17	28.99'	N64°40'17"E
			L18	29.80'	N16°45'52"W
			L19	40.66'	N13°26'35"E
			L20	22.50'	N32°49'06"E
			L21	34.70'	N33°43'21"E
			L22	31.14'	N48°20'21"E
			L23	35.79'	N07°16'34"E
			L24	22.62'	N46°15'00"E



SHEET 4 OF 6

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

R510 008 000 0475 0000
 48 & 80 MAIN STREET LLC
 453 E. MONTROSE AVE.
 WOOD DALE IL 60191



p/o PARCEL 337
WETLAND B PORTION
142,273 S.F.
3.266 AC.

p/o PARCEL 337A
WETLAND A
104,485 S.F.
2.399 AC.

R510 008 000 0365 0000
MTS ENTERPRISES LP
15 HOSPITAL CTR BLVD STE 1
HILTON HEAD ISL SC 29926

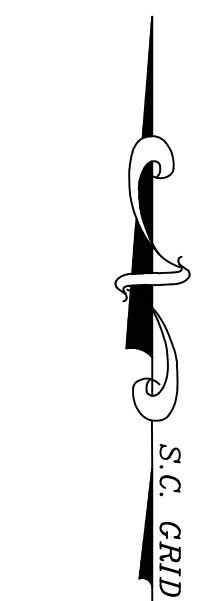
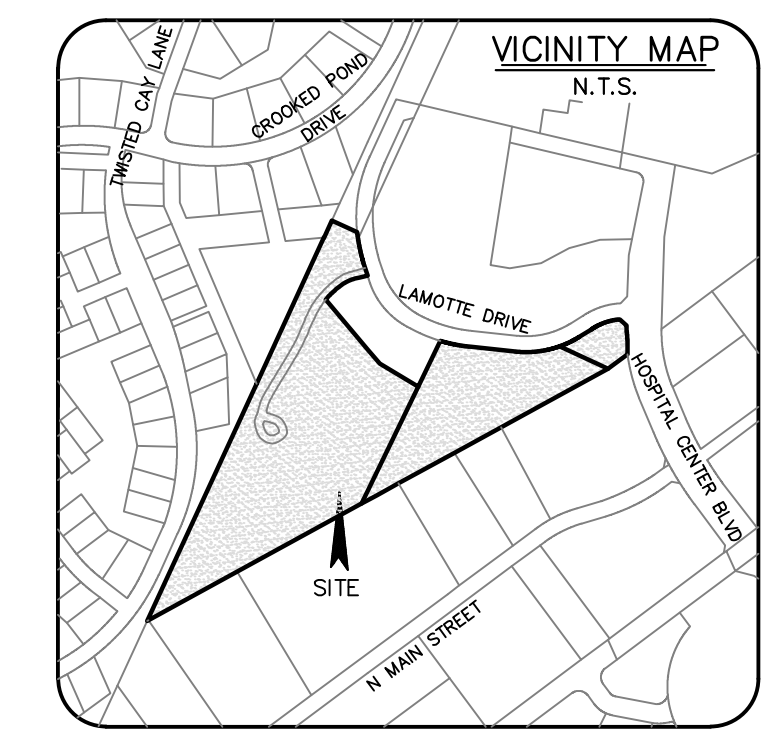
R510 008 000 0424 0000
PHOENIX-GREENLAWN PARTNERS LP
15 HOSPITAL CTR BLVD STE 1
HILTON HEAD ISL SC 29926

R510 008 000 0476 0000
PHOENIX-GREENLAWN PARTNERS LP
15 HOSPITAL CTR BLVD STE 1
HILTON HEAD ISL SC 29926

LINE	LENGTH	BEARING
L1	39.17'	S24°27'40"W
L2	28.32'	S65°27'43"E
L3	26.74'	N46°22'20"W
L4	12.63'	N01°38'55"E

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
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L6	35.82'	N38°03'37"E	L26	28.42'	N31°54'41"E
L7	36.20'	N07°21'55"W	L27	11.94'	N31°30'34"E
L8	32.44'	N29°38'28"E	L28	25.90'	N75°49'22"E
L9	29.37'	N00°08'40"W	L29	27.46'	N61°55'00"E
L10	68.42'	N16°10'52"E	L30	32.48'	N16°40'51"E
L11	8.62'	N28°27'39"E	L31	14.43'	N72°48'26"E
L12	22.89'	N58°39'25"W	L32	24.31'	N49°34'49"E
L13	24.13'	N19°11'17"E	L33	33.98'	S85°15'58"E
L14	15.66'	N73°30'56"E	L34	29.53'	N44°35'43"E
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L19	40.66'	N13°26'35"E			
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L22	31.14'	N48°20'21"E			
L23	35.79'	N07°16'34"E			
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- LEGEND & SYMBOLS:**
- 17.1+ SPOT ELEVATION
 - 1.5- CONTOUR
 - A33 WETLAND FLAG & ELEVATION
 - 3" GMP 3" CONCRETE MONUMENT FOUND
 - 1/2" IPF 1/2" IRON PIN FOUND
 - 1/2" IPS 1/2" IRON PIN SET
 - TBM TEMPORARY BENCH MARK
 - FFE FINISHED FLOOR ELEVATION
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
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 - LA LAUREL OAK
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 - PLM PALM
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 - MAP MAPLE
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 - ELM ELM
 - TUP TUPELO
 - GUM GUM
 - BG BLACK GUM
 - CM CREPE MYRTLE
 - EF ELECTRIC TRANSFORMER
 - TEL TELEPHONE SERVICE
 - TVS TELEVISION SERVICE
 - VB VALVE BOX
 - ICV IRRIGATION CONTROL VALVE
 - SM SANITARY MANHOLE
 - FH FIRE HYDRANT
 - SG SIGN
 - LP LIGHT POLE
 - CB CATCH BASIN
 - WF WETLAND FLAG
 - AC AC UNIT



ASBUILT, BOUNDARY,
TREE AND TOPOGRAPHIC SURVEY OF:
PARCELS 337, 337A, & 452, HILTON HEAD HOSPITAL
PROPERTY, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR:
HILTON HEAD REGIONAL HEALTHCARE
DATE: 02/26/2025 SCALE: 1" = 20'

SHEET 5 OF 6

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

- NOTES:**
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 - NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
 - VERTICAL DATUM IS NAVD88.
 - CONTOUR INTERVAL IS 1'
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 - IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	23.59'	468.59'	11.80'	23.59'	S06°58'25"E	002°53'05"
C2	14.46'	468.59'	7.23'	14.45'	S15°15'48"E	001°46'03"
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C6	97.37'	223.86'	49.47'	96.60'	S70°33'55"W	024°55'13"
C7	77.78'	511.53'	38.97'	77.71'	S02°42'35"E	008°42'44"

REFERENCE PLAT

1) HILTON HEAD HOSPITAL PROPERTY, ISLAND INVESTMENT CORP. AND PALMETTO HEADLANDS COMMERCIAL TRACTS, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 5/10/1989
RECORDED IN BOOK 36, PAGE 202, DATED 8/22/89
ROD. BEAUFORT COUNTY, SC
BY: HUSSEY, GAY, BELL, & DEYOUNG CONSULTING ENGINEERS

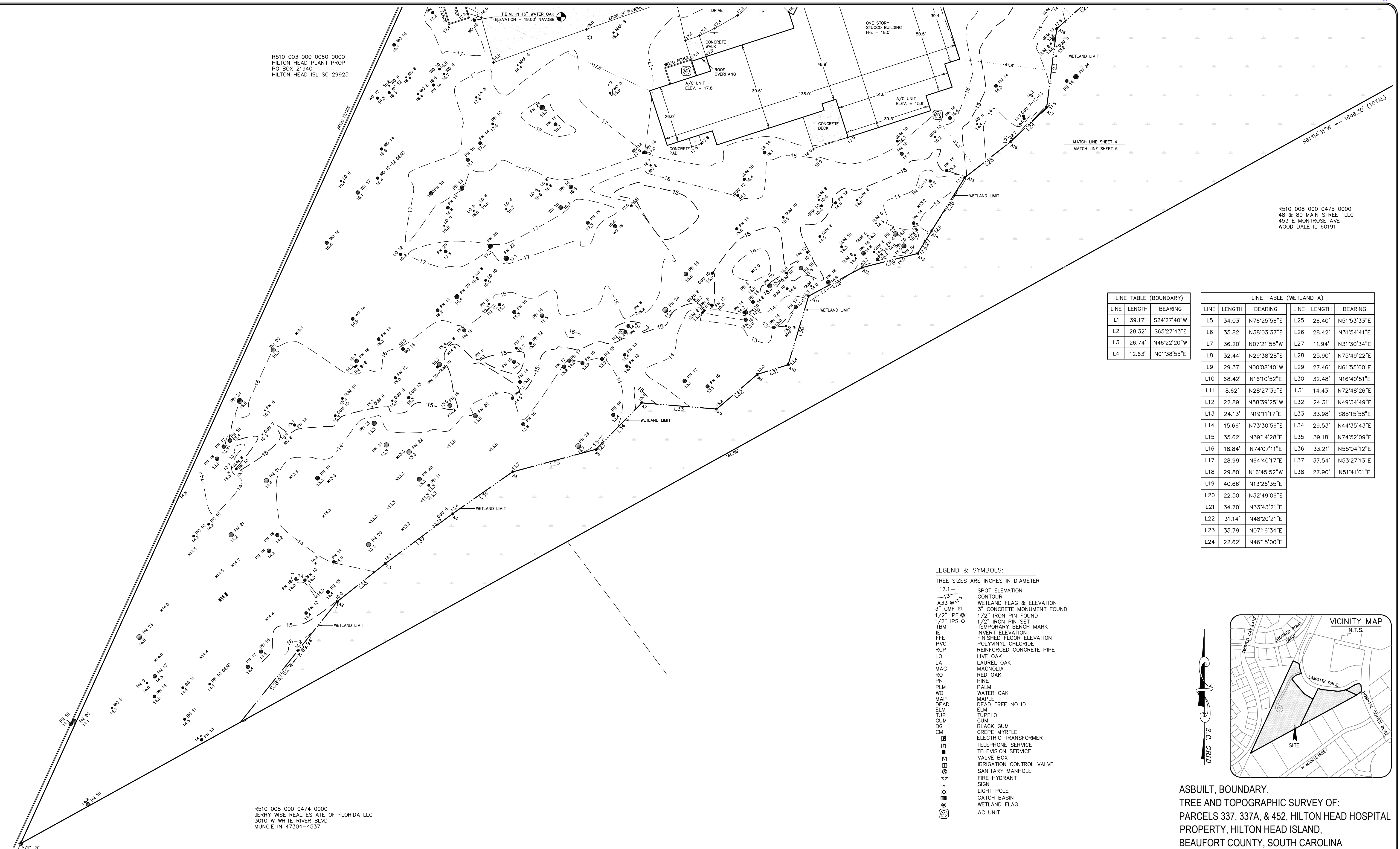
PROPERTY AREA = 12.66 Ac. 551,533 Sq. Ft.
ADDRESS: 18 BETHEA DRIVE & 30 LAMOTTE DRIVE
DISTRICT: 510, MAP: 8, PARCELS: 337, 337A, & 452
THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL 0451G & 0452G, DATED: 3/23/2021

R510 008 000 0475 0000
48 & 80 MAIN STREET LLC
453 E MONTROSE AVE
WOOD DALE IL 60191

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
Tel: (843) 681-3248
email: admin@nandinainc.com
FILE No.: 23260.2 DWG No.: 4-23260.2
COPYRIGHT © BY NANDINA, INC. CAD: CG, CP, FLD: DB, MW

R510 003 000 0060 0000
HILTON HEAD PLANT PROP
PO BOX 21940
HILTON HEAD ISL SC 29925

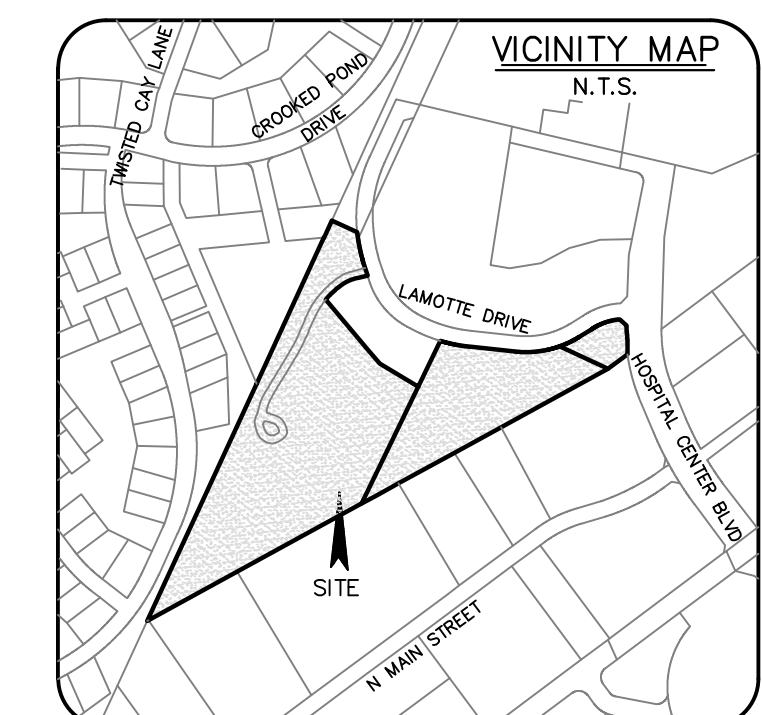
R510 008 000 0475 0000
48 & 80 MAIN STREET LLC
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L4	12.63'	N01°38'55"E

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L24	22.62'	N46°15'00"E			

- LEGEND & SYMBOLS:**
- TREE SIZES ARE INCHES IN DIAMETER
 - 17.1+ SPOT ELEVATION
 - 1.5 CONTOUR
 - A33 WETLAND FLAG & ELEVATION
 - 3" CONCRETE MONUMENT FOUND
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 - FIRE HYDRANT FIRE HYDRANT
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SHEET 6 OF 6

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DATE: 02/26/2025 SCALE: 1" = 20'

NANDINA

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
Tel: (843) 681-3248
email: admin@nandinainc.com
FILE No.: 23260.2 DWG No.: 4-23260.2
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Appendix D: Associated Maps and Surveys

1. Drainage Master Plan
2. Water and Sewer Master Plan
3. Current Schematic Master Plan for Palmetto Highlands / Hilton Head Hospital PD-2
4. Open Space Master Plan
5. Driveway Encroachment Plan
6. Wetland Survey – Newkirk April 2025

LEGEND	PROPOSED	EXISTING
DESCRIPTION		
PAVEMENT		
CONTOURS		
BUILDINGS		
LAGOONS		
WETLANDS		
SWALES		
DITCH INLETS		
WEIR		
FLARED END SECTION		
REINFORCED CONCRETE PIPE TRENCH		
STORM MANHOLE		
PROPERTY LINE		
RID BOUNDARY		
SOFT-USE DRAINAGE		

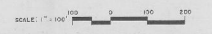


HDD
 HUSSEY, GAY, BELL & DEYOUNG, INC.
 CONSULTING ENGINEERS
 SAVANNAH, GEORGIA

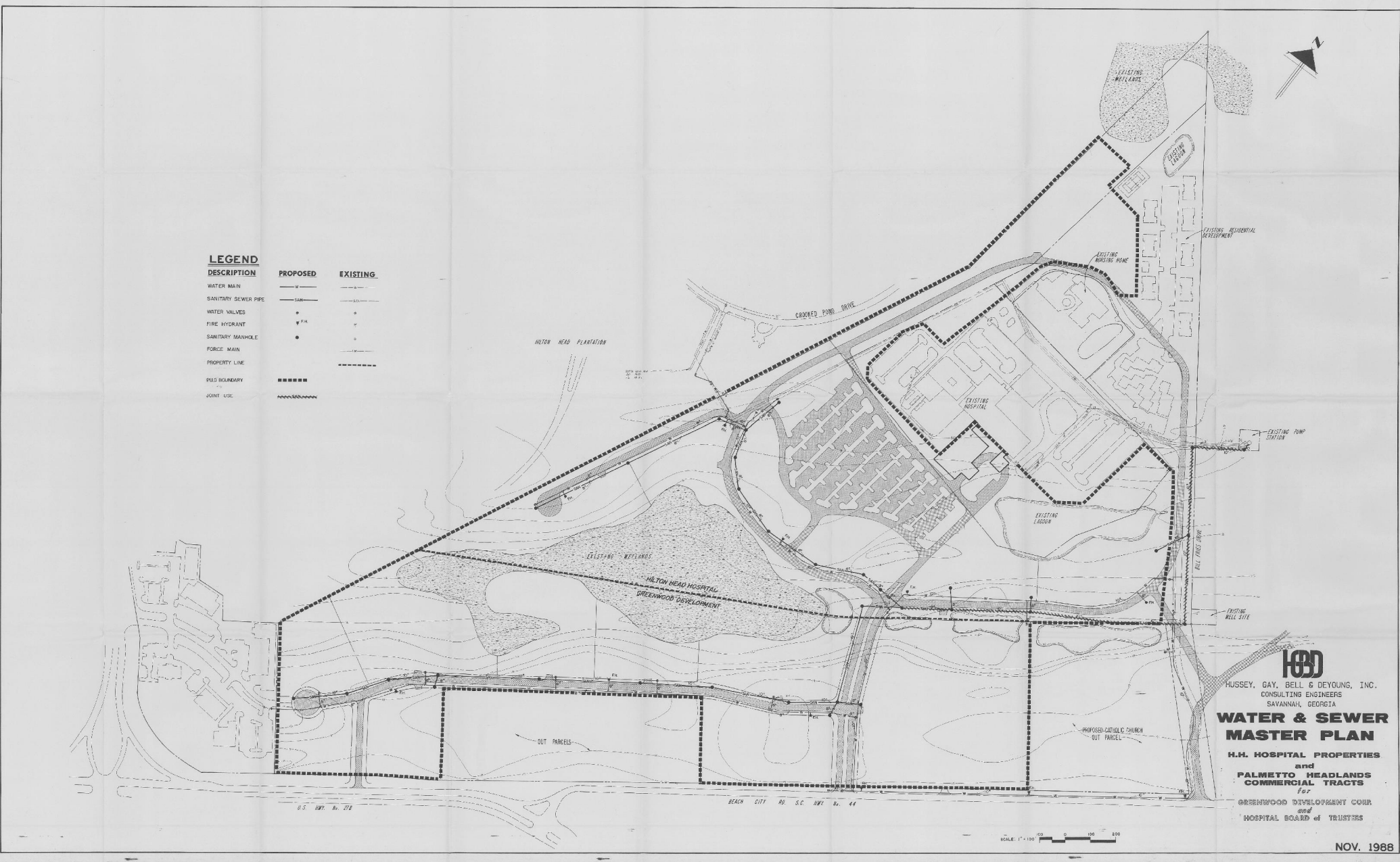
DRAINAGE MASTER PLAN

H.H. HOSPITAL PROPERTIES and PALMETTO HEADLANDS COMMERCIAL TRACTS 1st

GREENWOOD DEVELOPMENT CORP. and HOSPITAL BOARD OF TRUSTEES



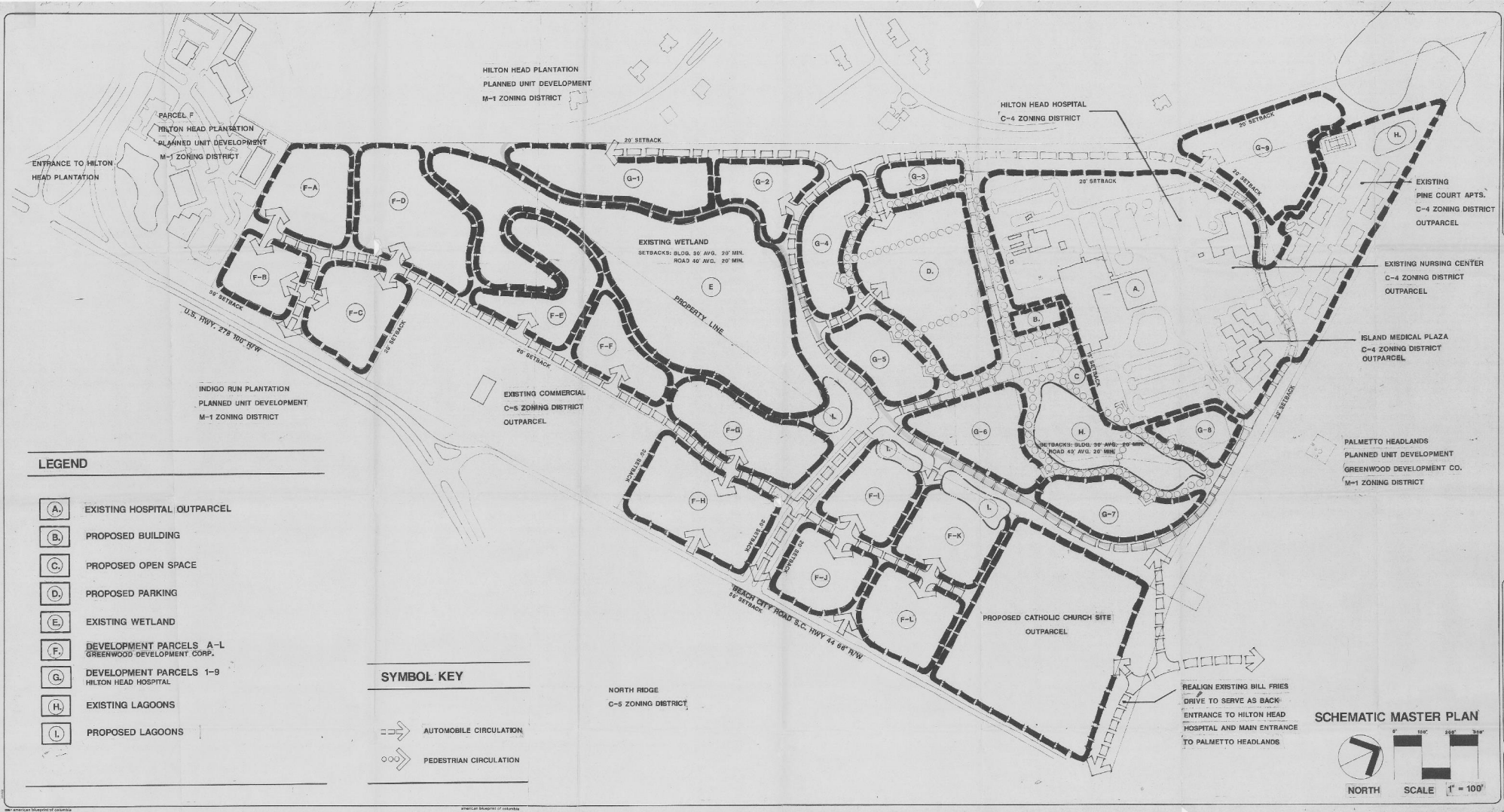
NOV. 1988



HSD
 HUSSEY, GAY, BELL & DEYOUNG, INC.
 CONSULTING ENGINEERS
 SAVANNAH, GEORGIA

**WATER & SEWER
 MASTER PLAN**

H.H. HOSPITAL PROPERTIES
 and
 PALMETTO HEADLANDS
 COMMERCIAL TRACTS
 for
 GREENWOOD DEVELOPMENT CORP.
 HOSPITAL BOARD of TRUSTEES



LEGEND

- (A)** EXISTING HOSPITAL OUTPARCEL
- (B)** PROPOSED BUILDING
- (C)** PROPOSED OPEN SPACE
- (D)** PROPOSED PARKING
- (E)** EXISTING WETLAND
- (F)** DEVELOPMENT PARCELS A-L GREENWOOD DEVELOPMENT CORP.
- (G)** DEVELOPMENT PARCELS 1-9 HILTON HEAD HOSPITAL
- (H)** EXISTING LAGOONS
- (L)** PROPOSED LAGOONS

SYMBOL KEY

- AUTOMOBILE CIRCULATION
- PEDESTRIAN CIRCULATION

HILTON HEAD HOSPITAL
MEDICAL COMPLEX
SCHEMATIC MASTER PLAN
HILTON HEAD ISLAND, S.C.

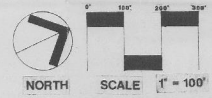
Edward Pinckney/Associates, Ltd.
Landscape Architects and Planners
1000 N. Orange Blossom Trail, Suite 200
Orlando, Florida 32809
Tel: 407-842-2222
Fax: 407-842-2222



Sheet Title
SCHEMATIC
MASTER PLAN
Job Number
50457
Date: 08/20/05
Drawn:
Approved:
Revisions:

Sheet
Of

SCHEMATIC MASTER PLAN





HSD
 HUSSEY, GAY, BELLE & DEYOUNG, INC.
 CONSULTING ENGINEERS
 SAVANNAH, GEORGIA

**OPEN SPACE
 MASTER PLAN**

H.H. HOSPITAL PROPERTIES
 and
 PALMETTO HEADLANDS
 COMMERCIAL TRACTS
 for
 GREENWOOD DEVELOPMENT CORP.
 and
 HOSPITAL BOARD OF TRUSTEES



April 21, 2025

Mr. Brian Quinn
The Twelve Oaks Group
brian@adobelc.com
843.422.1661

**Re: 18 & 30 Bethea Drive – Wetland Findings Report
Beaufort County, South Carolina**

Dear Mr. Quinn:

At your request, Newkirk Environmental Inc. staff conducted a wetland determination to assess the presence and location of wetlands and other aquatic resources as defined by the US Army Corps of Engineers (USACE). Field studies were conducted on a 12.66 - acre tract of land located off Lamotte Drive, Hilton Head Island, Beaufort County, South Carolina.

NEI staff reviewed publicly available data as well as conducted a site visit. The delineation was done using methods outlined in the USACE Wetland Delineation Manual, 1987, the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region, November 2010. Under Section 404 of the Clean Water Act, Wetlands are defined as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

Delineation Findings

NEI staff determined that the site does have a total of 6.96 acres of freshwater non-tidal wetlands on site, the attached **Wetland Plat** depicts our findings.

Please note, although NEI is confident in our assessment, the USACE is the only agency that can make final decisions regarding wetland delineations and jurisdictional status; therefore, all delineations are subject to change until written verification is obtained. This letter is the professional opinion of Newkirk Environmental Inc. and can be relied upon as that.

Sincerely,

Connor Breedlove

Connor Breedlove, Senior Biologist
Newkirk Environmental Inc. - Beaufort Office

Attachments: Wetland Plat

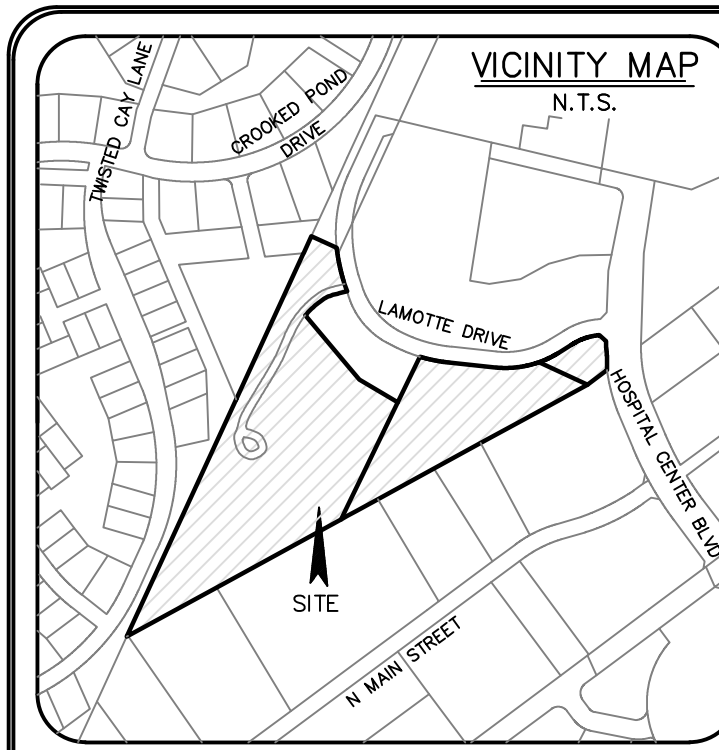
Figure 1: Project Location Map

Figure 2: USGS Topographical Map

Figure 3: National Wetland Inventory (NWI) Map

Figure 4: NRCS Soils Map

Site Photographs

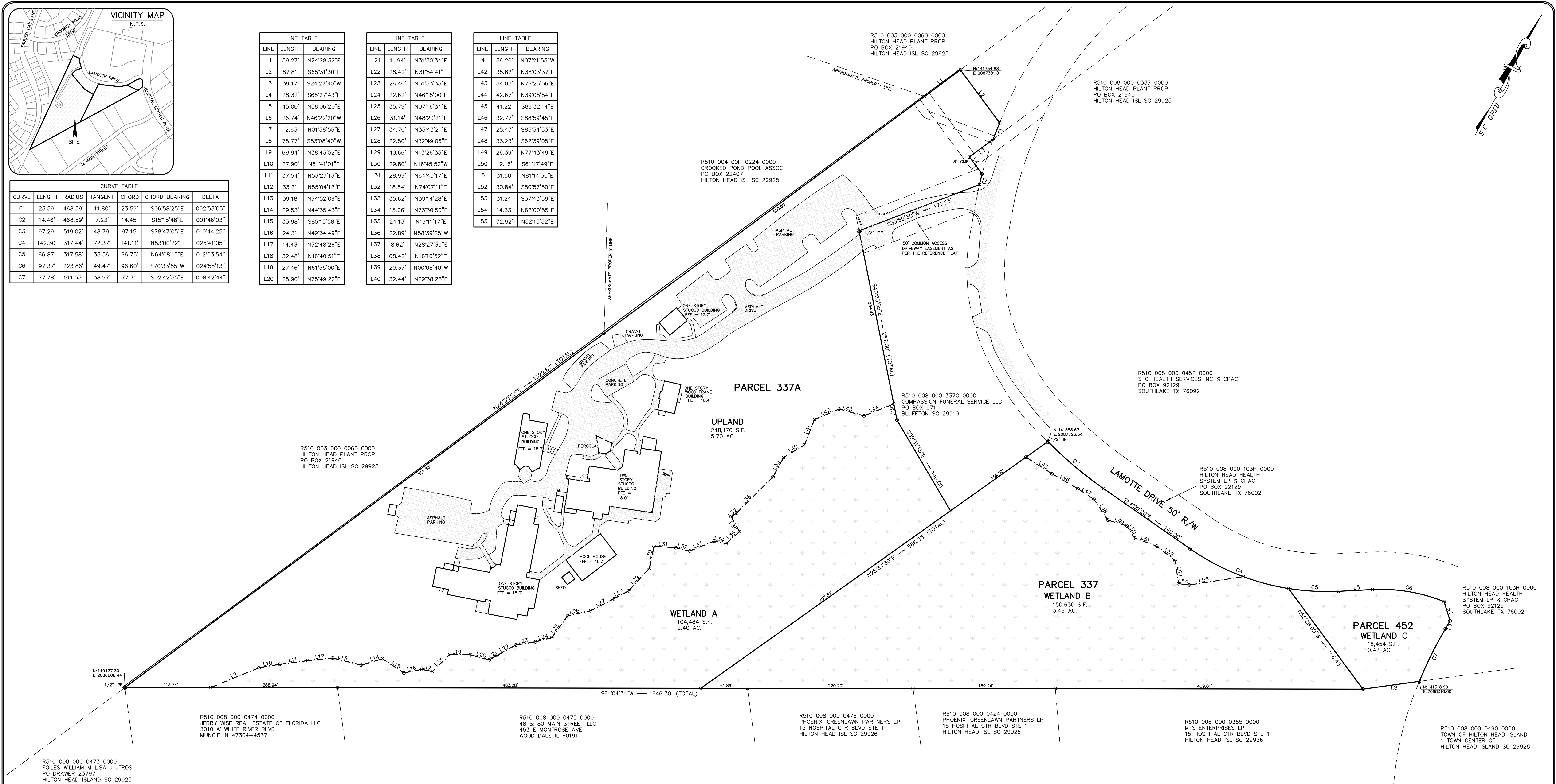


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L44	42.67'	N39°08'54"E
L45	41.22'	S86°32'14"E
L46	39.77'	S88°59'45"E
L47	25.47'	S85°34'53"E
L48	33.23'	S62°39'05"E
L49	26.39'	N77°43'49"E
L50	19.16'	S61°17'49"E
L51	31.50'	N81°14'30"E
L52	30.84'	S80°57'50"E
L53	31.24'	S37°43'59"E
L54	14.33'	N68°00'55"E
L55	72.92'	N52°15'52"E



REFERENCE PLAT
 1) HILTON HEAD HOSPITAL PROPERTY, ISLAND INVESTMENT CORP. AND PALMETTO HEADLANDS COMMERCIAL TRACTS, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 DRAWN: 5/10/1989
 RECORDED IN BOOK 36, PAGE 202, DATED 8/22/89
 ROD. BEAUFORT COUNTY, SC
 BY: HUSSEY, GAY, BELL, & DEYOUNG CONSULTING ENGINEERS

PROPERTY AREA = 12.66 Ac. 551,533 Sq. Ft.
 ADDRESS: 18 BETHEA DRIVE & 30 LAMOTTE DRIVE
 DISTRICT: 510, MAP: 8, PARCELS: 337, 337A, & 452
 THIS PROPERTY LIES IN F.E.M.A. ZONE X
 BASE FLOOD ELEVATION = N/A
 COMMUNITY NO. 450250, PANEL 0451G & 0452G, DATED: 3/23/2021

SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

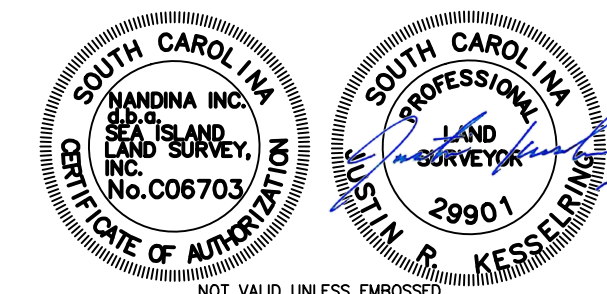
OBJECT	AREA (AC.)	AREA (S.F.)
UPLAND	6.38	277,965
WETLAND A	2.40	104,484
WETLAND B	3.46	150,630
WETLAND C	0.42	18,454
WETLAND TOTAL	6.96	303,363
TOTAL	12.66	551,533

SITE CALCULATIONS	
TOTAL UPLAND	277,965 S.F.
BUILDINGS	22,852 S.F.
DRIVEWAY & WALKS	51,500 S.F.
TOTAL IMPERVIOUS AREA	74,352 S.F.
TOTAL IMPERVIOUS AREA AS % OF UPLAND AREA	26.75%

LEGEND & SYMBOLS:
 3" CMF □ 3" CONCRETE MONUMENT FOUND
 1/2" IPF ● 1/2" IRON PIN FOUND
 ● WETLAND FLAG

- NOTES:
 1) THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY NANDINA, INC.
 2) THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 4) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 5) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 6) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.

THIS MAP IS A GENERAL REPRESENTATION OF THE LOCATIONS OF 404 WETLANDS (FRESHWATER WETLANDS) LOCATED WITHIN THE PROPERTY AS SHOWN. THESE WETLANDS ARE SUBJECT TO REVIEW AND APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT. THE WETLANDS HAVE BEEN LOCATED AS FLAGGED BY NEWKIRK ENVIRONMENTAL, INC.



SITE CALCULATIONS FOR:
 PARCELS 337, 337A, & 452, BETHEA DRIVE, LAMOTTE DRIVE, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 PREPARED FOR: ABODE DEVELOPMENT

DATE: 4/11/2025 SCALE: 1" = 60'

NANDINA
 d.b.a. Sea Island Land Survey, Inc.
 10 Oak Park Drive, Unit C1, Hilton Head Island, SC 29926
 Tel (843) 681-3248 Fax (843) 689-3871
 E-mail: admin@nandinainc.com
 FILE No : 23260.3 DWG No. : 4-23260.3
 COPYRIGHT © BY NANDINA, INC. CAD: BA

Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.

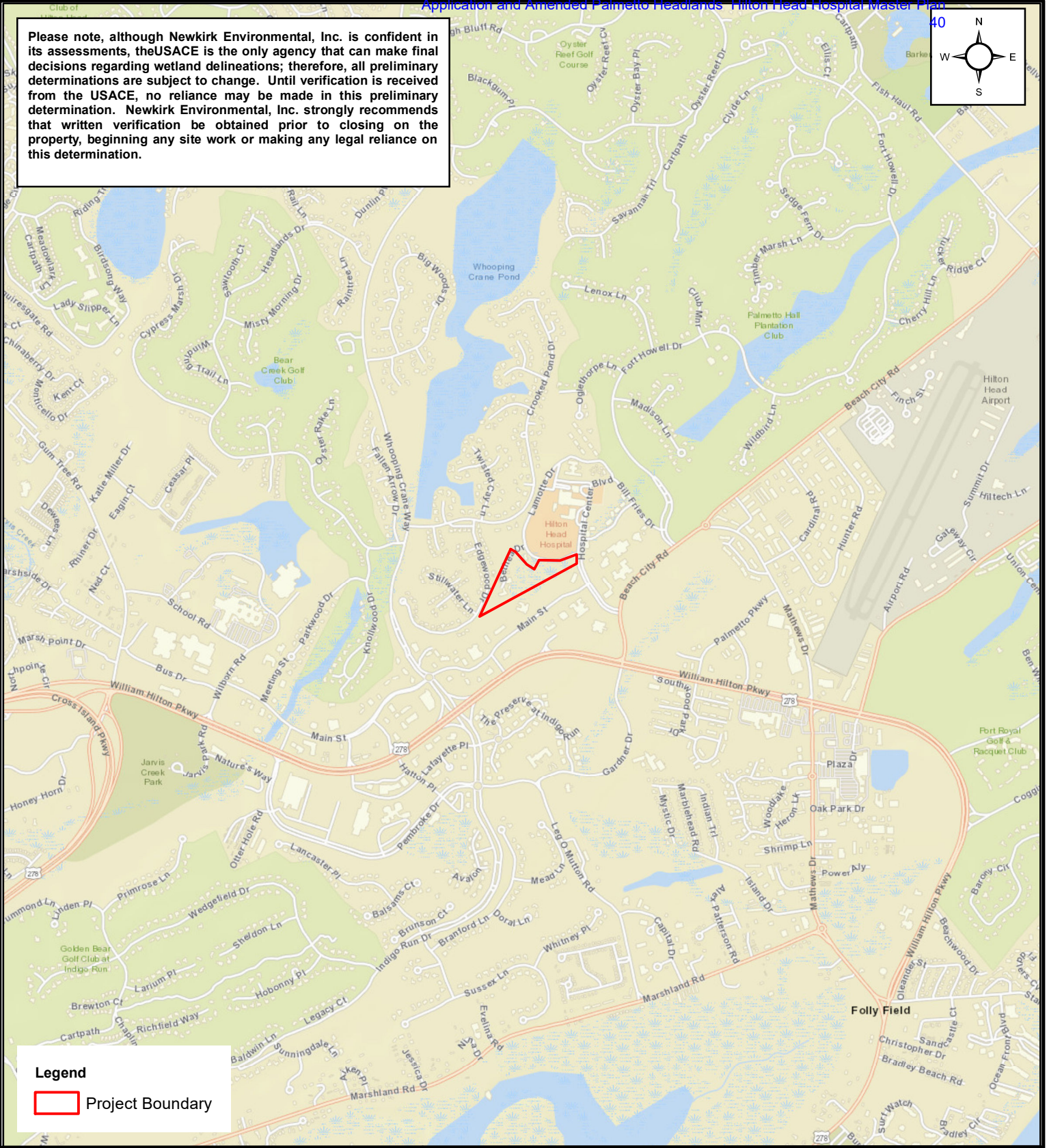
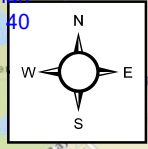
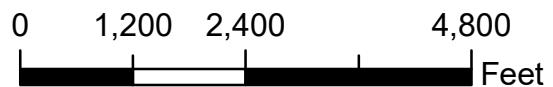


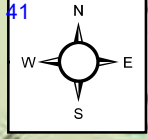
Figure 1: Project Location Map

Project #: 04-5938a Date: April 2025

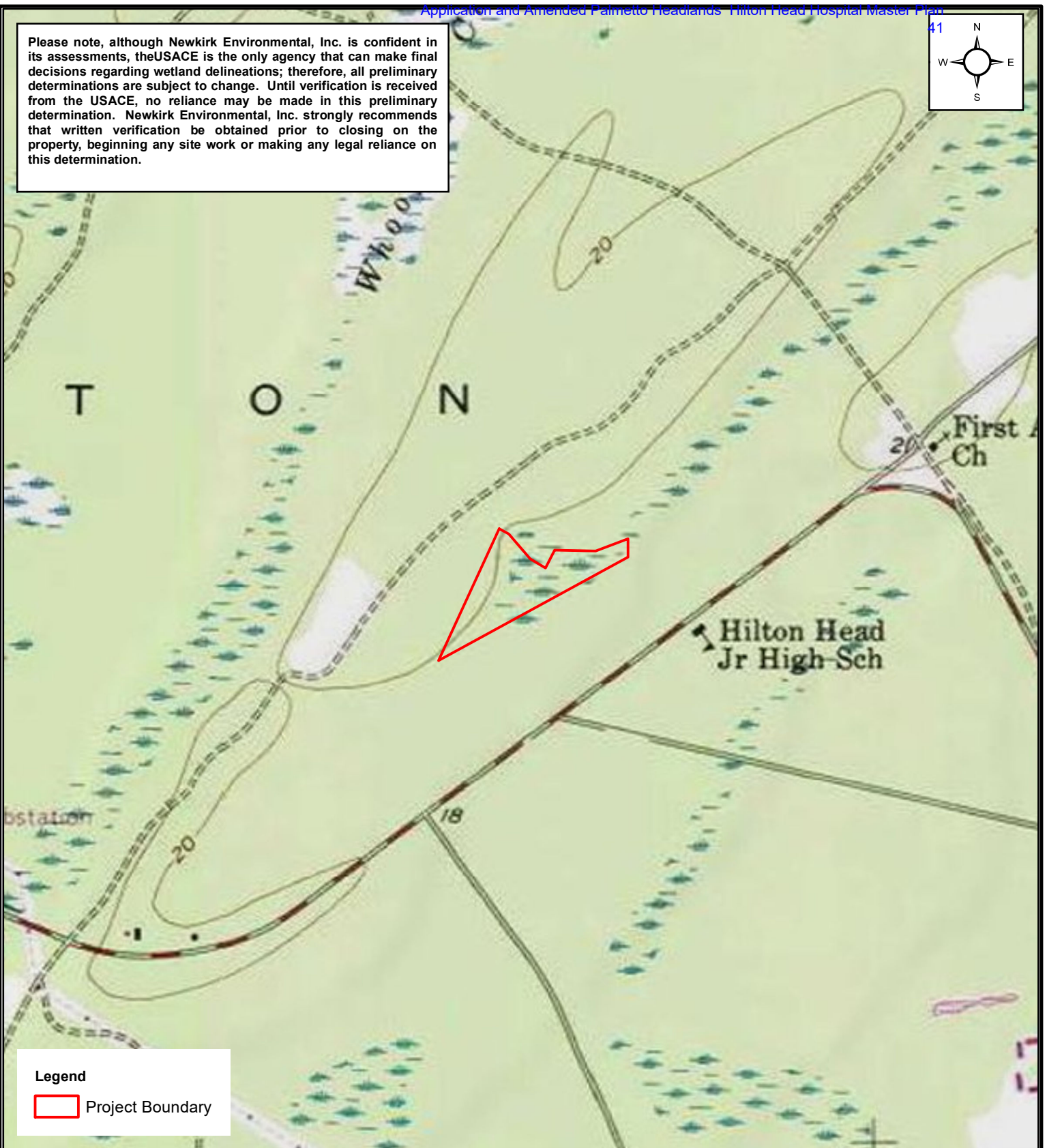
Created by: CAB

18 & 30 Bethea Drive
Beaufort County, South Carolina





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Legend

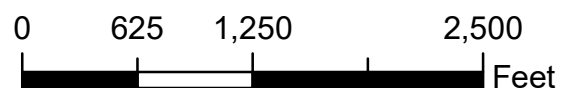
 Project Boundary

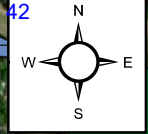
Figure 2: USGS Topographical Map

Project #: 04-5938a Date: April 2025

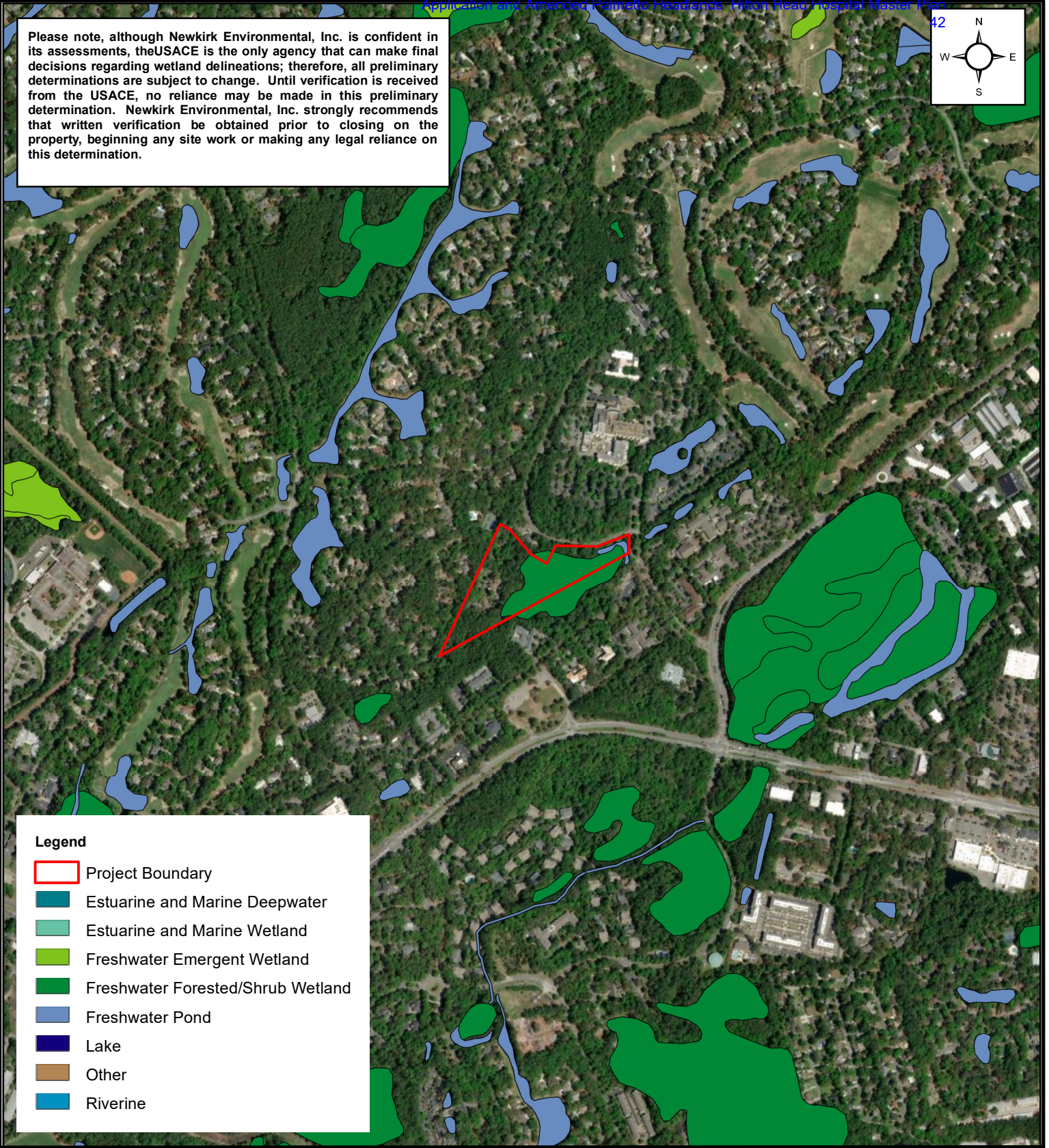
Created by: CAB

18 & 30 Bethea Drive
Beaufort County, South Carolina





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Legend










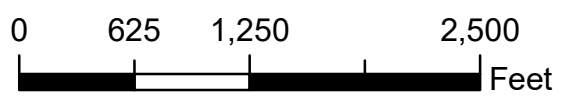
-  Project Boundary
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

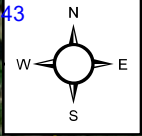
Figure 3: National Wetland Inventory (NWI) Map

Project #: 04-5938a Date: April 2025

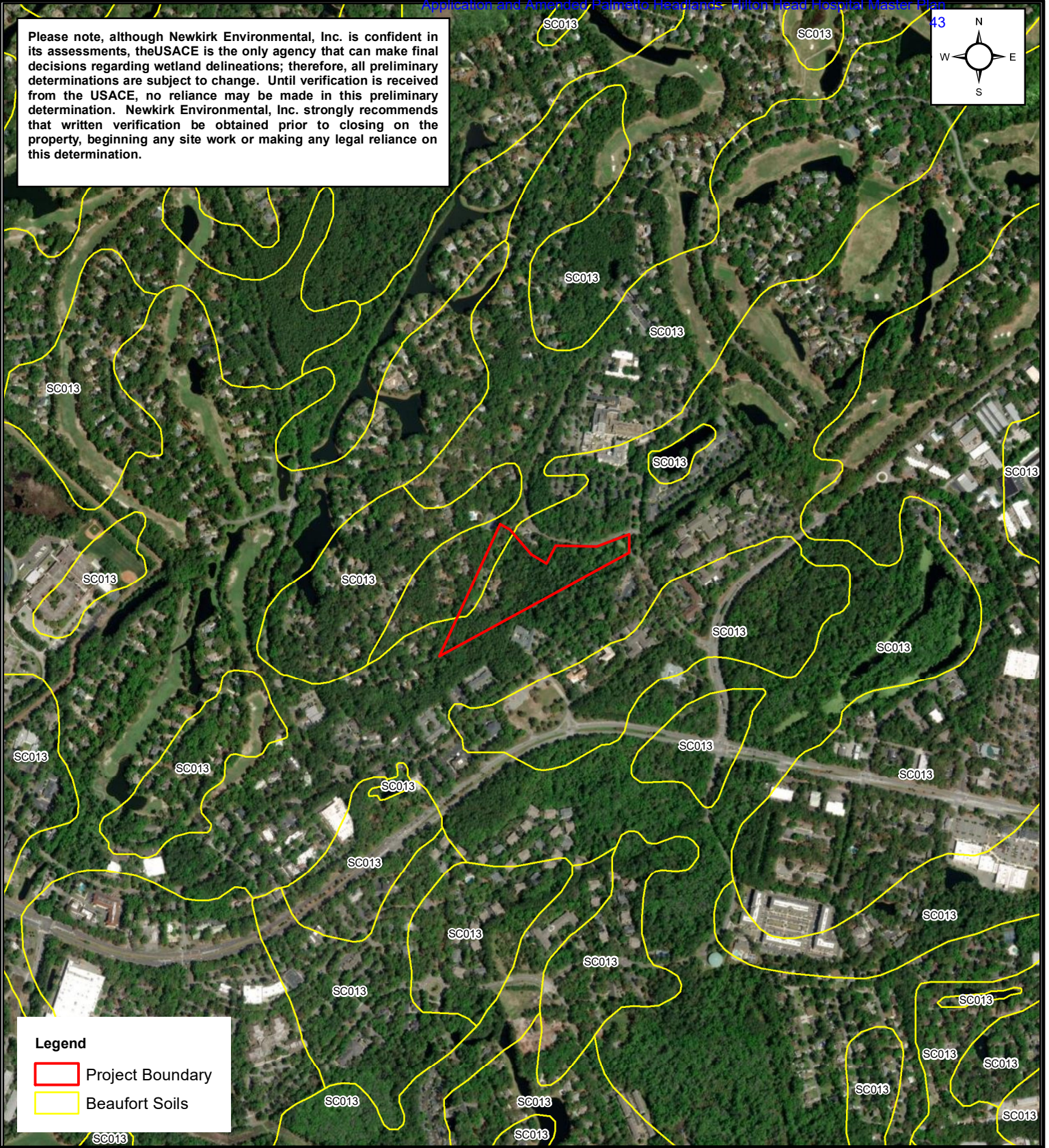
Created by: CAB

18 & 30 Bethea Drive
Beaufort County, South Carolina





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Legend

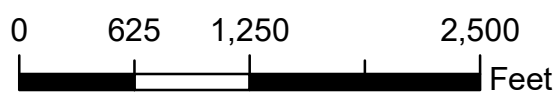
- Project Boundary
- Beaufort Soils

Figure 4: NRCS Soils Map

Project #: 04-5938a Date: April 2025

Created by: CAB

18 & 30 Bethea Drive
Beaufort County, South Carolina



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

STAFF REPORT ZONING MAP AMENDMENT

Case #	Name of Project	Public Hearing Date
ZA-001007-2025	Nightingale Commons Workforce Zoning Map Amendment	November 19, 2025

Parcel Data	Property Owner	Applicant
<u>Parcel Numbers:</u> 1. R510 008 000 337A 0000 2. R510 008 000 0337 0000 3. R510 008 000 0452 0000 <u>Size:</u> 12.66 acres <u>Address:</u> 18 Bethea Drive and 30 Lamotte Drive	Hilton Head Medical Center	Brian Quinn, of Abode Development, 14 New Orleans Road, Suite 14, Hilton Head Island, SC, 29928

Existing Zoning	Proposed Zoning
<p><u>Overlay District:</u> Planned Development Overlay (PD-2) District (Palmetto Headlands/Hilton Head Hospital PD-2 Master Plan)</p> <p><u>Allowable Uses in PD-2:</u> Medical-related uses, including hospital, nursing home, medical office, outpatient clinic, and accessory institutional support uses.</p> <p><u>Zoning District:</u> All parcels are in the Medical (MED) District.</p> <p><u>Allowable Uses:</u> Group Living, Mixed-Use, Multifamily, Workforce Housing, Community Service Uses, Education Uses, Government Uses, Major Utilities, Minor Utilities, Public Parks, Religious Institutions, Telecommunication Antenna, Collocated or Building Mounted, Telecommunication Towers, Monopole, Hospitals, Nursing Homes, Other Health Services, Other Office Uses, Other Commercial Services</p>	<p><u>Overlay District:</u> Planned Development Overlay (PD-2) District (Palmetto Headlands/Hilton Head Hospital PD-2 Master Plan)</p> <p><u>Proposed Allowable Uses in PD-2:</u> Medical-related uses, including hospital, nursing home, medical office, outpatient clinic, and accessory institutional support uses; residential including Multifamily, and Workforce Housing.</p> <p><u>Zoning District:</u> All parcels are in the Medical (MED) District.</p> <p><u>Allowable Uses:</u> Group Living, Mixed-Use, Multifamily, Workforce Housing, Community Service Uses, Education Uses, Government Uses, Major Utilities, Minor Utilities, Public Parks, Religious Institutions, Telecommunication Antenna, Collocated or Building Mounted, Telecommunication Towers, Monopole, Hospitals, Nursing Homes, Other Health Services, Other Office Uses, Other Commercial Services</p>

Application Summary:
<p>The applicant, Abode Development, in partnership with Novant Health and the Coastal Community Development Corporation (CCDC), has submitted a request to amend the Palmetto Headlands / Hilton Head Hospital PD-2 Master Plan to modify the allowable uses on approximately 12.66 acres located along Bethea Drive (Parcels R510 008 000 0337, R510 008 000 337A, and R510 008 000 0452), (see Attachment B, Location Map). The proposed amendment would allow Multifamily and Workforce Housing uses in addition to the existing medical-related uses currently permitted by the PD-2 Master Plan.</p> <p>The proposed development, Nightingale Commons, consists of 114 mixed-income dwelling units in twelve (12) two-story townhome buildings on approximately 12.66 acres adjacent to Hilton Head Hospital. The unit mix includes 38 one-bedroom, 66 two-bedroom, and 10 three-bedroom units for a total of 114 residential dwelling units. The development will also include a community pavilion with a pool and wellness amenities.</p> <p>The applicant proposes a mixed-income housing program designed to serve a broad range of the Island's workforce, where 30% of the total units will be reserved for households earning at or below 80% of the Area Median Income (AMI), while the remaining 70% will serve households between 80% and 150% AMI. Affordability will be preserved through long-term deed restrictions administered in accordance with LMO Section 16-4-105, per the applicant.</p> <p>This request is driven by the Town's documented need for Workforce Housing and the desire to reuse underutilized parcels. By amending the PD-2 Master Plan to allow medical or residential uses, the applicant seeks to provide housing that supports the Island's healthcare workforce and broader</p>

employment base while retaining the flexibility for future medical development on the site.

As a concurrent effort, the Town, through the Planning Commission by request of the applicant, is pursuing a related Land Management Ordinance (LMO) amendment to allow Workforce Housing as a permitted residential use within the Medical (MED) Zoning District. The amendment would establish qualification standards and development conditions specific to Workforce Housing in the MED District. In consideration of this proposed change, the applicant has submitted a Zoning Map Amendment to modify the Palmetto Headlands/Hilton Head Hospital PD2 Master Plan to allow medical or residential uses on the subject parcels. Approval of the Zoning Map Amendment is contingent upon the adoption of the LMO text amendment to permit Workforce Housing within the MED base district.

Staff Recommendation:

Staff recommends that the Planning Commission review this application and forward a recommendation to Town Council, based on those Findings of Facts as determined by the LMO Official and enclosed herein.

Should the Planning Commission recommend approval to Town Council, Staff recommends the following condition that: “All stormwater generated on-site shall be retained and managed within the project limits; no discharge shall be directed toward Hilton Head Plantation; and any existing drainage issues along the common property line with Hilton Head Plantation will be resolved to the greatest extent possible” be included.

Background:

The subject property is part of the Palmetto Headlands and Hilton Head Hospital PD-2 Master Plan (CUR388), which was approved in 1988 as a Planned Development Overlay District encompassing approximately 94 acres (see Attachment C, PD2 Master Plan – CUR 3-88). As part of that approval, the parcels identified as R510-008-000-0337, R510-008-000-337A, and R510-008-000-0452 were designated to support hospital, nursing home, and related medical office development as part of a coordinated healthcare campus.

In the years following approval, the site was developed with medical-related structures, several of which are now vacant and deteriorated. The applicant proposes demolishing the existing buildings and redeveloping the site in accordance with the amended Master Plan. The parcels are accessed via Bethea Drive and Lamotte Drive and are served by existing water, sewer, and stormwater systems constructed for the original campus, consistent with the PD-2 Master Plan.

The Palmetto Headlands Commercial Planning File highlights that the PD-2 Overlay was intentionally structured to allow long-term flexibility, including the ability to adapt land uses as community needs changed over time.

Today, the subject parcels are located near Hilton Head Hospital, nursing and rehabilitation facilities, and Hilton Head Plantation within the PD-2 Overlay (see Attachment D, Current Use Map). The proposed amendment would revise the PD-2 Master Plan to allow residential uses (Multifamily and Workforce Housing) on Parcels 337, 337A, and 452 in place of the current medical-only restriction to enable the development of Nightingale Commons, a 114-unit mixed-income community (see Attachment A, Application Materials). The requested change retains the parcels’ medical use potential while introducing residential use to address the Town’s documented Workforce Housing shortage.

The request directly advances multiple adopted Town policies. The Workforce Housing Strategic Plan (2019) calls for the production of 200 new housing units per year. It prioritizes locating Workforce Housing near major employment centers such as Hilton Head Hospital. The Housing Impact Analysis (2023) documents that over 14,000 workers commute to the Island daily and that more than 40% of Island households are cost-burdened, with healthcare workers identified among the most impacted employment sectors. This amendment also aligns with Our Plan 2020–2040 Core Values for Economy, Inclusive Community, and Infrastructure, and implements the Town’s Finding Home Framework adopted by Town Council in 2022. Approval of this request would represent a step in addressing the Island’s Workforce Housing crisis while utilizing underperforming parcels within the hospital district, consistent with the PD-2 Overlay’s intent.

The changes that would occur as a result of this amendment include the following:

- Current PD-2 Allowable Uses:
 - Medical-related uses, including hospital, nursing home, medical office, outpatient clinic, and accessory institutional support uses.
- Proposed PD-2 Allowable Uses:
 - Medical-related uses, including hospital, nursing home, medical office, outpatient clinic, and accessory institutional support uses.
 - Residential uses, including Multifamily and Workforce Housing.

All subject parcels are located in the Medical (MED) District.

- MED District Allowable Uses:
 - Group Living; Mixed-Use; *Multifamily; *Workforce Housing; Community Service Uses; Education Uses; Government Uses; Major Utilities; Minor Utilities; Public Parks; Religious Institutions; Telecommunication Antenna (Collocated or Building Mounted); Telecommunication Towers (Monopole); Hospitals; Nursing Homes; Other Health Services; Other Office Uses; Other Commercial Services.

**Sec. 16-4-102.B.1.b, “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.”*

Uses adjacent to the sites are:

- North: Hilton Head Hospital and outpatient facilities – MED and PD-2 Overlay
- East: Nursing and other health services – MED and PD-2 Overlay
- South: Nursing and other health services – MED, PD-2 Overlay and Corridor Overlay
- West: Hilton Head Plantation – Planned Development Mixed-Use District (PD-1), residential

The Town’s LMO defines Workforce Housing as “Housing that is affordable at 60—100% of the Area Median Income (AMI) for Beaufort County.”

The applicant proposes a mixed-income housing program where 30% of the total (114) units will be reserved for households earning at or below 80% of the Area Median Income (AMI), while the remaining 70% will serve households between 80% and 150% AMI.

Applicant’s Grounds for ZMA:

The project focuses on providing sustainable, workforce housing options for essential workers, including healthcare professionals employed at Hilton Head Hospital, in direct alignment with the Town’s Finding Home: Workforce Housing Framework (2022) and the Workforce Housing Strategic Plan (2019).

The applicant is requesting approval to amend the PD2 Master Plan to allow residential uses (Workforce Housing and Multifamily) in addition to the current medical uses designation. This change, combined with the concurrent LMO text amendment to permit new construction of Multifamily Workforce Housing within the Medical (MED) District, provided such development is consistent with an adopted PD-2 Master Plan and meets Workforce Housing Program standards. The Town’s LMO defines Workforce Housing as “Housing that is affordable at 60—100% of the Area Median Income (AMI) for Beaufort County.”

The applicant asserts that the proposed PD-2 Master Plan amendment preserves the long-term medical potential of the parcels while expanding allowable uses to include residential development that meets current community housing needs. By establishing flexibility within the PD-2 framework, the amendment seeks to allow coordinated medical and residential use of the property.

Approval of this Zoning Map Amendment (ZA-001007-2025) is contingent upon adoption of the concurrent LMO Text Amendment authorizing the construction of new Workforce Housing in the MED District.

Summary of Facts and Conclusions:

Findings of Fact:

- The application was submitted on October 17, 2025, as set forth in LMO Section 16-2-103.C and Appendix D-1.
- Per LMO Section 16-2-102.E.1, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing.
- The LMO Official scheduled the public hearing on the application for the November 19, 2025, Planning Commission meeting, which is a regularly scheduled meeting of the Planning Commission.
- Per LMO Section 16-2-102.E.2, the LMO Official shall publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date.
- Notice of the Nov. 19, 2025, public hearing was published in the Island Packet on Oct. 26, 2025.
- Per LMO Section 16-2-102.E.2, the applicant shall mail a notice of the public hearing by first-class mail to the owners of the land subject to the application and owners of record of properties within 350 feet of the subject land, no less than 15 calendar days before the hearing date.
- The applicant mailed notices of the Nov. 19, 2025, public hearing by first-class mail to the owners of record of properties within 350 feet of the subject land on Oct. 23, 2025.
- Per LMO Section 16-2-102.E.2, the LMO Official shall post conspicuous notice of the public hearing on or adjacent to the land subject to the application no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject land.
- The LMO Official posted on Nov. 3, 2025, a conspicuous notice of the public hearing on the land subject to the application.

Conclusions of Law:

- The application was submitted in compliance with LMO Section 16-2-103.C and Appendix D-1.

Notice of the public hearing was published, mailed, and posted, in compliance with LMO Section 16-2-102.E.2.

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

Summary:

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

Findings:

This application addresses the Comprehensive Plan in the following areas:

Core Value: Relentless Pursuit of Excellence

Goal

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

Strategies & Tactics

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

Core Value: Revitalizing & Modernizing the Economy

Goal 3

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

Strategies & Tactics

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

Goal 6

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

Strategies & Tactics

- 6.1: Encourage the development of Workforce Housing through effective incentives.
- 6.1.1: Continue to pursue the recommendations from the Town's Workforce Housing Strategic Plan.
- 6.1.2: Identify methods to support construction of new Workforce Housing by 2024.
- 6.1.6: Monitor changing demographics and trends in housing development to allow for housing options to meet market demands.
- 6.1.7: Continue to educate the public on the potential impact on their daily quality of life that is directly affected by the supply or lack of Workforce Housing.

Core Value: Fostering an Inclusive Multi-dimensional Community

Goal 3

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

Strategies & Tactics

- 3.3: Continue to implement the recommendations from the Town’s Workforce Housing Strategic Plan.
- 3.4: Evaluate opportunities for diversity in housing costs and transportation modes by establishing incentives for redevelopment of abandoned and underutilized spaces.
- 3.5: Encourage employer-assisted housing programs to entice more employees of various professions (teachers, police officers, firefighters, etc.) to live within Town limits.
- 3.7: Address housing issues by using a systematic approach that integrates economic development, transportation, and land use.

Core Value: Building a Connected & Collaborative Community Fabric

Goal 2

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

Strategies & Tactic

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

Goal 4

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

Strategies & Tactic

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

Core Value: Expanding to Embrace an Integrated Regional Focus

Goal 2

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

Strategies & Tactic

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

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

Goal 6

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

Strategies & Tactics

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

Conclusions of Law:

- The application complies with the Comprehensive Plan because it implements Our Plan housing goals and Core Values.
- The amendment meets Criterion 1 because it supports adopted policies for Workforce Housing and integrated land use planning.
- The proposed rezoning is in accordance with the Comprehensive Plan, as described in the Land Use Element, as set forth in LMO Section 16-2-103.C.3.a.i.
- The proposed rezoning will modify the existing permitted land use to promote housing options to meet the needs of current and future populations on the Island and is consistent with the Core Value: Innovative Approach to Create “Right-Sized” Infrastructure.
- The proposed rezoning and LMO amendment will expand opportunities for workforce development and housing on Hilton Head Island and in the region.
- The proposed rezoning will modify the permitted land use of the property in conformance with the Town’s Comprehensive Plan.

Summary:

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

Findings:

- The applicant proposes to amend the Palmetto Headlands/Hilton Head Hospital PD-2 Master Plan to allow new construction of Workforce Housing and Multifamily residential uses in addition to the existing medical uses currently permitted within the PD-2 Overlay. The proposed development, Nightingale Commons, consists of 114 mixed-income dwelling units in twelve (12) two-story townhome buildings on approximately 12.66 acres adjacent to Hilton Head Hospital.
- Under the current LMO, both Workforce Housing and Multifamily are permitted in the MED District only when specific conditions are met, Sec. 16-4-102.B.1. Prior to the proposed Text Amendment, Multifamily uses in the MED District were limited to commercial-conversion projects that included Workforce Housing per Sec. 16-4-102.B.1.b.ii.
- Per Sec. 16-4-102.B.1.b.ii, Multifamily use in the MED District is permitted only as part of a commercial-conversion project that includes Workforce Housing. Likewise, Workforce Housing is allowed subject to compliance with the Workforce Housing Program outlined in Sec. 16-4-105. The requested amendment would therefore expand the allowable residential uses within the PD-2 Overlay to include new-construction Workforce Housing and Multifamily dwellings, consistent with the intent of the concurrent LMO text amendment under review.
- Adjacent land uses include Hilton Head Hospital and related outpatient medical facilities to the north and east, nursing and health service uses to the south, and residential properties within Hilton Head Plantation (PD-1) to the west. These surrounding uses are compatible in scale and intensity with the proposed Workforce Housing development.

Conclusions of Law:

- The proposed amendment meets Criterion 2 because it establishes a compatible mix of medical and residential uses within the PD-2 Overlay, maintaining consistency with adjacent institutional and residential development patterns.
- While Multifamily and Workforce Housing in the MED District are currently limited to commercial-conversion projects, the PD-2 amendment—if approved concurrent with the related LMO text amendment—would provide a coordinated framework for new-

construction Workforce Housing that complements the hospital campus and surrounding uses, in accordance with LMO Section 16-2-103.C.3.a.ii.

Summary:

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

Findings:

- The subject parcels are within the PD-2 Overlay and designated for medical-related uses under the Palmetto Headlands/Hilton Head Hospital Master Plan.
- The applicant proposes 114 mixed-income units, with 30% reserved for households earning at or below 80% of the Area Median Income (AMI) and 70% serving households between 80% and 150% AMI, with long-term affordability enforced through deed restrictions in accordance with LMO Section 16-4-105.
- The subject area is developed with vacant medical buildings, and is served by existing utilities and stormwater infrastructure.
- The PD-2 Overlay was designed to allow clustering of development on less environmentally sensitive areas and adaptive reuse over time.
- The project proposes no changes to height, density caps, or impervious coverage standards beyond those contemplated in the PD-2 Master Plan.
- The site has direct access to Hilton Head Hospital.

Conclusions of Law:

- The application meets Criterion 3 because the proposed use is appropriate given the existing infrastructure and PD-2 adaptive reuse intent.
- Redeveloping the parcels for Workforce Housing is consistent with the PD-2's goal of efficient land utilization.
- The proposed zoning is appropriate for the land in accordance with LMO Section 16-2-103.C.3.a.iii.

Summary:

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

Findings:

- The Workforce Housing Strategic Plan suggests the Island should set a goal to facilitate the construction of 200 total net new, obtainable housing units yearly.
- The Comprehensive Plan, which was approved by Town Council, on page 112, suggests the Town attracts and maintains a diverse and multi-dimensional residential population, providing a competitive live-work option.
- The Comprehensive Plan on page 112 suggests that the Town continually adapts the Core Values and Comprehensive Plan to meet the needs of the present and the future.
- The Housing Impact Analysis documents more than 14,000 daily commuters to the Island, and over 40% of households are cost-burdened, with healthcare workers among the most impacted sectors.

- Finding Home recommends Workforce Housing near major employers and transit corridors.
- The applicant proposes 114 mixed-income units, with 30% reserved for households earning at or below 80% of the AMI and 70% serving households between 80% and 150% AMI, with long-term affordability enforced through deed restrictions in accordance with LMO Section 16-4-105.
- The proposed rezoning will expand opportunities for workforce development and housing on Hilton Head Island by adding Workforce Housing as an allowable principal use.

Conclusions of Law:

- The application meets Criterion 4 because it directly addresses the Town’s documented Workforce Housing shortage.
- The amendment implements adopted policy recommendations from the Workforce Housing Strategic Plan and Housing Impact Analysis.
- The rezoning would fulfill a demonstrated community need in accordance with LMO Section 16-2-103.C.3.a.iv.

Summary:

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

Findings:

- The MED base District permits Multifamily and Workforce Housing, subject to development standards; the PD-2 amendment would align the Master Plan with the underlying district.
- The Town’s Finding Home Framework calls for zoning amendments to allow Workforce Housing where appropriate.
- The PD-2 Overlay is specifically designed to adapt to changing community needs through Master Plan amendments.

Conclusions of Law:

- The proposed zoning is consistent with the overall zoning program as expressed in the draft PD-2 plan.
- The application meets Criterion 5 because it maintains consistency with the Town’s zoning program and supports adopted Workforce Housing initiatives.

Summary:

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

Findings:

- This application would rezone three parcels, totaling 12.66 acres, for Multifamily and Workforce Housing development.
- The subject parcels are within the PD-2 Master Plan and adjacent to MED and PD-1 districts.
- The amendment does not create a new zoning district; it modifies the allowable uses within an existing PD-2 Master Plan.
- Adjacent uses include medical facilities and multifamily housing, both compatible with the proposed residential use.

- The subject parcels are part of a larger coordinated PD-2 district.
- Surrounding parcels to the north and east are designated for medical uses under the same PD-2 Master Plan; to the west are multifamily residential uses.
- The MED base district, which underlies the subject parcels, permits both medical and residential uses.
- The requested amendment adds residential use but retains medical use.
- The parcels are accessed internally via Bethea Drive and share infrastructure with surrounding PD-2 parcels.
- The PD-2 Overlay was initially designed to prevent isolated zoning districts by allowing flexibility and integration of uses within a coordinated Master Plan.

Conclusions of Law:

- The application meets Criterion 6 because it maintains continuity with adjacent zoning and does not create an isolated district.
- The proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts in accordance with LMO Section 16-2-103.C.3.a.vi because the existing adjacent zoning is complementary.

Summary:

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

Findings:

- The parcels are currently vacant, dilapidated medical buildings, generating no economic value.
- The applicant’s proposal includes deed-restricted workforce units with professional management.

Conclusions of Law:

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

Summary:

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

Findings:

- The parcels are served by existing water, sewer, and stormwater systems constructed for the hospital campus.
- Per the LMO, a Major Development Plan Review (DPR) application would be required to redevelop the property. As part of the DPR application, any required infrastructure improvements, encroachment permits, or approvals from outside agencies such as PSD, Sparklight, Palmetto Electric, and SCDOT would be required prior to the approval of the DPR.

Conclusion of Law:

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

Summary:

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

Findings:

- The creation of Workforce Housing aligns with the Town's core values described in the Town's Master Plan, Section 3, Chapter 7, "Innovative Approach to Create 'Right-Sized' Infrastructure."
- Since 1988, the Town has adopted the Workforce Housing Strategic Plan (2019) and *Finding Home* Framework (2022), establishing Workforce Housing as a priority.
- The Housing Impact Analysis (2023) documents accelerating housing shortages and cost burden among the Island's workforce.
- Healthcare sector expansion and workforce displacement events (2022) have created changed conditions requiring additional housing near the hospital campus.
- The PD-2 Master Plan was designed to accommodate evolving land use needs over time.
- Shifts in employment and housing to the mainland have impacted the ability to attract the workforce and provide housing that meets the Workforce Housing needs on the Island.
- The availability of affordable, attainable Workforce Housing is limited and changing housing market conditions continue to increase the challenge of ensuring the availability of housing for the Town's workforce.

Conclusions of Law:

- The application meets Criterion 9 because it responds to changed and changing conditions and fulfills current policy priorities.
- The proposed rezoning is appropriate due to the changes in the area, including housing market challenges and housing supply, in accordance with LMO Section 16-2-103.C.a.ix.
- The proposed rezoning will allow Multifamily and Workforce Housing in close proximity to health care services.

As set forth in LMO Section 16-3-106.G.6.(a-h) Planned development Master Plans shall include the following elements:

Summary:

Criteria a: Arrangement of developed uses on the site considering natural features and natural drainage patterns, views, roadway access, and surrounding land uses.

Findings:

- A conceptual site plan has been provided for review.
- The plan meets the minimum planting requirements for a Type B Buffer – Option 2 but does not propose enhanced screening or visual mitigation for adjacent Planned Development Mixed-Use (PD-1) residential properties within Hilton Head Plantation (HHP).

Conclusion of Law:

- The proposed amendment meets Criterion (a) because the intended residential and medical uses are compatible with surrounding development patterns and consistent with the PD-2 Overlay’s purpose of coordinated campus-style planning. The conceptual site plan demonstrates reasonable consideration of drainage and access, supporting the adaptive reuse intent of the PD-2 District.

Summary:

Criteria b: Clustering of development sites, especially buildings, so as to preserve natural or historic features and provide usable common open space

Findings:

- The parcels subject to this request are not designated as open space under the existing PD-2 Master Plan.
- Proposed buildings are clustered together, hugging the parking areas and roadway access.
- The conceptual site plan demonstrates compliance with the average wetland buffer requirements.
- Any development will require separate Development Plan Review (DPR) approval prior to the issuance of construction permits.

Conclusion of Law:

- The proposed amendment satisfies Criterion (b) because the site plan clusters residential buildings to preserve natural buffers and maximize usable open space. The integration of residential and medical uses maintains a cohesive development pattern. Although the parcels are not designated open space under the current PD-2 Master Plan, the proposed configuration efficiently uses the site while protecting environmental buffers.

Summary:

Criteria c: An integrated, coordinated circulation system with complete interconnection.

Findings:

- The conceptual site plan provides internal circulation designed to accommodate emergency vehicle access.
- Internal sidewalks and crosswalks connect the townhomes on the west to the community pavilion and pool on the east.
- Lamotte Drive, which connects to Bethea Drive, currently lacks sidewalk and bike path infrastructure for full off-site connectivity.

Conclusion of Law:

- The proposed amendment satisfies Criterion (c) because the conceptual plan provides adequate on-site circulation and pedestrian connectivity while allowing for future off-site connections. The layout is consistent with the PD-2 Overlay’s intent for coordinated access and interconnectivity among uses.

Summary:

Criteria d: Maximum integration of other infrastructure—such as sewer, water, and drainage systems—in consideration of environmental factors.

Findings:

- The site is already served by existing utility infrastructure, including water, sewer, and stormwater facilities.
- Any new development will be subject to Development Plan Review (DPR) to ensure compliance with Town stormwater and environmental regulations.
- Through previous public comment on this application, it was discovered that there are potential drainage issues along the common property line with Hilton Head Plantation. Through a condition of approval, these issues can be assessed and addressed through the Development Plan Review process.

Conclusion of Law:

- The proposal meets Criterion (d) because existing utility systems can adequately serve the site. The applicant proposes to connect to the hospital’s existing infrastructure network, minimizing new environmental disturbance and aligning with the PD-2 Overlay’s goal of efficient and environmentally responsible infrastructure integration.

Summary:

Criteria e: Design and sizing of street, drainage, and utility systems to accommodate the overall service demand of the planned development.

Findings:

- Drive aisle widths comply with LMO standards—14 feet for one-way access and 24 feet for two-way access.
- The proposed parking spaces meet LMO requirements.
- Fire and service access have been designed to meet minimum safety and operational standards.
- Through previous public comment on this application, it was discovered that there are potential drainage issues along the common property line with Hilton Head Plantation. Through a condition of approval, these issues can be assessed and addressed through the Development Plan Review process.

Conclusion of Law:

- The conceptual site plan provides adequate access, parking, and service areas consistent with applicable LMO standards. Drainage and utility systems are designed to accommodate projected service demand. The proposed amendment maintains consistency with the Town’s zoning framework and supports the implementation of the Workforce Housing Framework (2022) and Workforce Housing Strategic Plan (2019).

Summary:

Criteria f: Provision for the ownership and maintenance of common open space through a property owners' association or other mechanisms permitted under Section Sec. 16-5-104.E, Ownership, Management and Maintenance of Common Open Space.

Findings:

- The applicant indicates that common open space, stormwater facilities, and buffers will be owned and maintained by the Coastal Community Development Corporation (CCDC) under recorded covenants.

Conclusion of Law:

- The application conditionally meets Criterion (f). The applicant has identified CCDC as the responsible entity for maintaining open space and shared facilities. Final compliance will require submission of legally binding covenants prior to DPR approval. Subject to that condition, the proposal is consistent with PD-2 Master Plan intent and LMO Section 16-5-104.E.

Summary:

Criteria g: Architectural guidelines and standards throughout the planned development.

Finding:

- The application includes proposed architectural and community design guidelines addressing building materials (Hardie Plank, stucco, brick), color palette, roof forms, lighting, height, and fencing.
- The subject parcels are not located within the Corridor Overlay and the Town's Design Review Board would not review this project as part of a Development Plan Review.

Conclusion of Law:

- The proposed amendment satisfies Criterion (g) because it includes architectural and design standards consistent with PD-2 intent and requirements. These standards will ensure architectural cohesion and compatibility with surrounding development.

Summary:

Criteria h: Acreage sufficient to accomplish the basic purposes and features as outlined above.

Findings:

- The applicant's survey and conceptual plan demonstrate sufficient acreage (12.66 acres) to meet MED District density and development standards as defined in the concurrent LMO Text Amendment.
- The conceptual plan arranges townhomes and the multifamily building along the perimeter, using the internal road for site circulation.
- Flexibility for future site design modification may be limited due to the compact arrangement of building pads and parking areas.

Conclusion of Law:

- The proposal meets Criterion (h) because the 12.66-acre site provides adequate area to support proposed density, infrastructure, and open space requirements consistent with PD-2 standards. The acreage is sufficient to accommodate both current and future uses without creating adverse impacts to surrounding properties.

Note: If the proposed amendment is approved by Town Council, such action shall be by ordinance to amend the Official PD-2 Zoning Map. If it is denied by Town Council, such action shall be by resolution.

PREPARED BY:

MC
Michael Connolly
Senior Planner

October 27, 2025
DATE

REVIEWED BY:

TL
Trey Lowe
Development Services Manager

November 11, 2025
DATE

REVIEWED BY:

SL
Shawn Leininger, AICP
*Assistant Town Manager, Land Management
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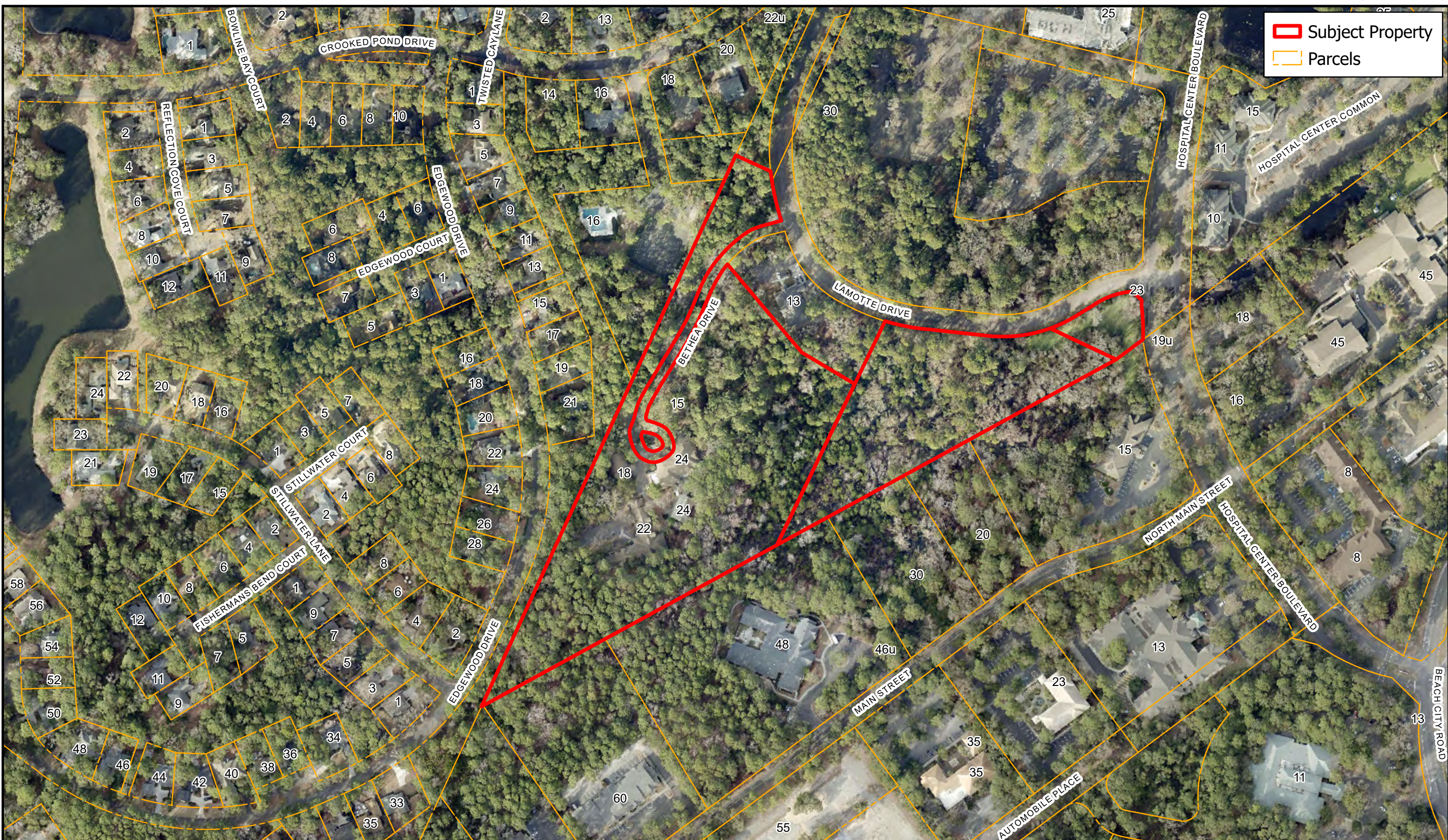
November 12, 2025
DATE

ATTACHMENTS:

- A) Application Materials
- B) Location Map
- C) PD-2 Master Plan – CUR 3-88
- D) Current Use Map

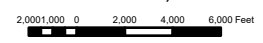
 Subject Property

 Parcels

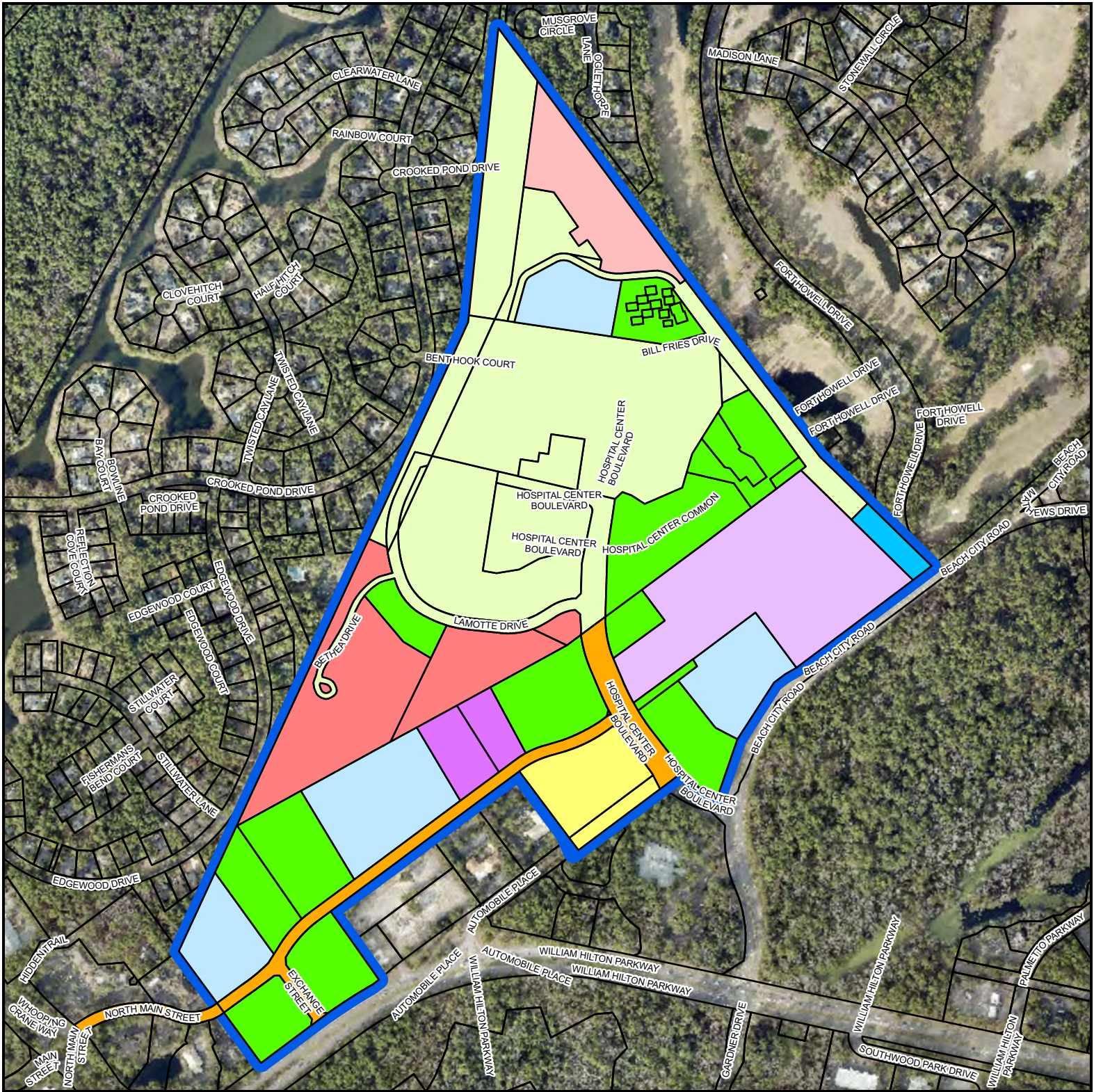


TOWN OF HILTON HEAD ISLAND
 ONE TOWN CENTER COURT
 HILTON HEAD ISLAND, S.C. 29928
 PHONE (843) 341-4600
 Date Created: Wednesday, July 30, 2025

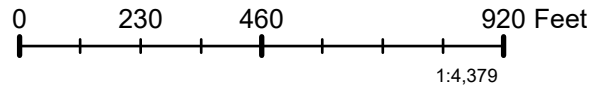
Town of Hilton Head Island
 18 Bethea Dr. (R510 008 000 337A 0000), 30 Lamotte Dr. (R510 008 000 0452 0000), Unaddressed Parcel (R510 008 000 0337 0000)
 October 17, 2025



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Palmetto Headlands and Hilton Head Hospital PD-2 Master Plan - Current Use Map



- | | |
|---|--|
| Proposed Novant Multifamily Housing | Nursing Homes |
| Multifamily | Mix of Other Health Services/Office Uses/Commercial Services |
| Workforce Housing | Vacant Medical District Parcels |
| Religious Institution | Town Owned Right of Way |
| Hospital | Palmetto Hall PUD Right of Way |



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