



Town of Hilton Head Island

Planning Commission Meeting

Thursday, July 23, 2026, 2:00 PM

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

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

- 1. Call to Order**
- 2. Pledge to the Flag**
- 3. Adoption of the Agenda**
- 4. Approval of the Minutes**
- 5. Unfinished Business**
- 6. New Business**
 - a. ZA-000925-2025 - Public Hearing request for a Master Plan Amendment by the Town of Hilton Head Island, owner, for a Rezoning Application to amend the Port Royal and Surrounds Master Plan as part of the Planned Development Mixed Use Zoning District (PD-1) for a 4.667 acre portion of the property identified on Beaufort County Tax Maps as Parcel R510 009 000 1199 0000, located on Union Cemetery Road, and shown on the plat entitled a Subdivision Plat of Lot 1 #50 Dillon Road prepared for St. James Baptist Church to add to the existing open space use designation religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of community events in the Cherry Hill School, and public and government uses, as generally defined in the Land Management Ordinance, with an assigned nonresidential density of 14,000 square feet allowing for the relocation of St. James Baptist Church to this property. These proposed use additions are aligned with covenants, conditions, and restrictions that are being placed on the property as part of the relocation.
- 7. Public Comment - Non Agenda Items**
- 8. Commission Business**

9. Chairman's Report

10. Staff Reports

11. Adjournment

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

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

Municipal Association of South Carolina (MASC) Civility Pledge:

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

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

**STAFF REPORT
ZONING MAP AMENDMENT**

Case #	Name of Project	Public Hearing Date
ZA-000925-2025	St. James Church Relocation Master Plan Amendment	July 23, 2026

Parcel Data	Property Owner	Applicant
<u>Parcel Number:</u> A Portion of R510 009 000 1199 0000 <u>Size:</u> 4.667-acre portion of property <u>Address:</u> Near 9 Union Cemetery Road	The Town of Hilton Head Island, 1 Town Center Court Hilton Head Island, SC 29928	Marc Orlando, Town Manager, The Town of Hilton Head Island,
Existing Zoning	Proposed Zoning	
<u>Overlay District:</u> Corridor Overlay District Airport Overlay District <u>Zoning District:</u> Planned Development Mixed Use (PD-1) District as part of the Port Royal and Surrounds Master Plan <u>Existing Master Plan Assigned Use:</u> Open Space <u>Master Plan Assigned Density</u> None	<u>Overlay District:</u> Corridor Overlay (COR) District Airport Overlay District <u>Proposed Zoning District and Density:</u> Planned Development Mixed Use (PD-1) District as part of the Port Royal and Surrounds Master Plan <u>Proposed Master Plan Assigned Use:</u> Open Space and religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of community events in the Cherry Hill School, and public and government uses, as	

	generally defined in the Land Management Ordinance. <u>Master Plan Assigned Density</u> 14,000 square feet of nontransferable, nonresidential density
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Application Summary:

Public Hearing request for a Master Plan Amendment by the Town of Hilton Head Island, owner, for a Rezoning Application to amend the Port Royal and Surrounds Master Plan as part of the Planned Development Mixed Use Zoning District (PD-1) for a 4.667 acre portion of the property identified on Beaufort County Tax Maps as Parcel R510 009 000 1199 0000, located on Union Cemetery Road, and shown on the plat entitled a Subdivision Plat of Lot 1 #50 Dillon Road prepared for St. James Baptist Church to add to the existing open space use designation religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of community events in the Cherry Hill School, and public and government uses, as generally defined in the Land Management Ordinance, with an assigned nonresidential density of 14,000 square feet allowing for the relocation of St. James Baptist Church to this property. These proposed use additions are aligned with covenants, conditions, and restrictions that are being placed on the property as part of the relocation.

Staff Recommendation:

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

Background:

The Town of Hilton Head Island is seeking a Master Plan Amendment for a 4.667-acre portion of the Town-owned property, identified on Beaufort County Tax Maps as Parcel R510 009 000 1199 0000. This property is commonly known as the Mid-Island Tract. The amendment is requested to allow for the relocation of St. James Baptist Church to a portion of the property and assign 14,000 square feet of nontransferable, nonresidential density. The location is adjacent to the church's cemetery on Union Cemetery Road. See Attachment B - Location Map.

The Town purchased the Mid-Island Tract for \$5 million in 2013. The 102.73-acre property was formerly known as the Planters Row Golf Course. The property was leased back to the Heritage Golf Group to continue its use as a golf course. The lease expired on December 31, 2019. The press release stated that this purchase offers the Town opportunities to meet community needs in the future that can only be addressed by larger tracts of land.

In 2022, the Town adopted Resolution 2-22-35 approving the master plan for the Mid-Island Park, which included the relocation of St. James Baptist Church to the property. Since this time the Town has made maintenance, stormwater, and access improvements. This application is integral to fulfilling the Town adopted Resolution 2022-35 approving the master plan for the Mid-

Island Park, which included the relocation of St. James Baptist Church to the property. The 4.667-acre portion of the tract subject to this amendment is shown on Attachment C – Survey.

This tract, along with the larger Mid-Island Tract, is currently zoned Planned Development Mixed Use District (PD-1) as part of the Port Royal and Surrounds Master Plan and designated as Open Space, with no residential or nonresidential density assigned. See Attachment D – Port Royal and Surrounds Master Plan.

The Town is requesting a Master Plan Amendment to change the permitted use for this 4.667-acre tract to add to the existing open space use designation religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of community events in the Cherry Hill School, and public and government uses, as generally defined in the Land Management Ordinance, with an assigned nonresidential density of 14,000 square feet, which will allow for the relocation of St. James Baptist Church and the Cherry Hill School to this property. These proposed use additions are aligned with covenants, conditions, and restrictions that are being placed on the property as part of the relocation. The amendment applies exclusively to this tract; all other portions of the former golf course remain unchanged in use and density.

The zoning of the adjacent properties can be seen on Attachment E, Official Zoning District Map and include the following:

- Adjacent properties along Union Cemetery Road are zoned Planned Development Mixed-Use (PD-1), Low to Moderate Density Residential (RM-4), and Moderate to High Density Residential (RM-12).
- Adjacent properties along Dillon Road are zoned Light Industrial (IL) and Light Commercial (LC), which accommodate a variety of employment, service, and neighborhood-scale commercial uses.
- Across William Hilton Parkway, properties are zoned Light Commercial (LC) and Parks and Recreation (PR).

The property is also within the Corridor Overlay (COR) District and the Airport Overlay District.

Applicant's Grounds for ZMA:

This request will allow for the relocation of St. James Baptist Church to the subject property which supports the implementation of Goal #7: Preserve, Protect, and Celebrate Gullah Geechee Culture and Heritage from the Town's 2026-2028 Strategic Plan, which calls for the relocation of the church.

Summary of Facts and Conclusions:

Findings of Fact:

- The application was submitted on September 15, 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 or a meeting specially called for that purpose by such body.
- The LMO Official scheduled the public hearing on the application for the July 23, 2026, Planning Commission meeting, which is a specially called 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 July 23, 2026 public hearing was published in the Island Packet on July 5, 2026.
- 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 July 23, 2026, public hearing by first-class mail to the owners of record of properties within 350 feet of the subject property on July 2, 2026.
- 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 July 7, 2026, 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 of Fact:

The proposed Master Plan Amendment is consistent with *Our Plan 2020–2040*, the Town’s adopted Comprehensive Plan, and advances several of its core goals related to cultural preservation, community identity, appropriate land use transitions, and provision of community-serving facilities.

Supporting Civic and Cultural Institutions

Our Plan emphasizes the value of civic and cultural institutions as part of a strong and engaged community. Excellence Goal 3.5 directs the Town to:

- *“Continue to engage the community... in the planning and policy process”* and
- *“Instill a strong sense of civic pride by encouraging involvement in Town boards and commissions, in public decision-making, and through community engagement.”*

Additionally, the Cultural Resources element recognizes the continued importance of historic sites and cultural venues in supporting the Island’s identity and community fabric. Religious institutions are longstanding civic anchors within Hilton Head Island’s Gullah and African American communities, and their support aligns with the Plan’s emphasis on civic identity, community life, and cultural continuity.

Reinforcing Historic Community Identity

Our Plan contains multiple strategies aimed at protecting and enhancing heritage resources and the Island’s sense of place. These include:

- *“Reinforce Hilton Head Island’s unique sense of place and quality of life...”*
- Preservation of open space and cultural landscapes through:
“Continue to preserve and maintain open space, including the improvement and enhancement of existing open space.”

The location of the proposed church immediately adjacent to the historic Union Cemetery strengthens an existing cultural resource and maintains a traditional spatial relationship that has long defined the community’s heritage. This placement directly supports the preservation of cultural identity and maintains an important historic landscape pattern.

Ensuring Appropriate Land Use Transitions

Our Plan provides clear guidance for modifying land use regulations to meet community needs while maintaining compatibility and Island character:

- *“Continue to provide an appropriate range of land uses that accommodate the needs of the community.”*
- *“Provide appropriate modifications to the zoning designations and land use regulations to meet community needs while maintaining Island character.”*

The proposed amendment creates a land use transition fully compatible with surrounding residential, cemetery, and open-space uses within the PD-1 District. Compared to the broad range of development intensities allowed under PD-1, the proposed uses are lower intensity and appropriately scaled.

Providing Facilities That Meet Community Needs

The Comprehensive Plan emphasizes that the Town should continue providing high-quality facilities to serve residents and support community well-being. Community Facilities Strategy 5.2 states:

- *“Ensure the Town continues to provide best-in-class services and facilities that meet or exceed the expectations of its residents and visitors.”*

The proposed uses serve as essential community facilities, offering social support, cultural continuity, gathering space, and spiritual services. Locating St. James Baptist Church on a site that restores its proximity to the historic cemetery directly aligns with this policy to provide community-serving facilities where they are most needed and most meaningful.

Overall Consistency with Our Plan

Taken together, the proposed Master Plan Amendment:

- Supports a civic and cultural institution aligned with community identity;
- Reinforces the Island's historic and cultural landscape;
- Creates an appropriate and harmonious land use transition within the PD-1 framework; and
- Provides a needed community facility in a location that enhances cultural, social, and historic value.

Conclusions of Law:

- The proposed rezoning is in accordance with the Comprehensive Plan, as set forth in LMO Section 16-2-103.C.3.a.i.
- The proposed Master Plan Amendment will modify the existing permitted land use to allow the relocation of St. James Baptist Church to the proposed site adjacent to its cemetery on Union Cemetery Road.
- The proposed Master Plan Amendment supports a civic and cultural institution aligned with community identity.
- The proposed Master Plan Amendment reinforces the Island's historic and cultural landscape.
- The proposed Master Plan Amendment creates an appropriate and harmonious land use transition within the PD-1 framework.
- The proposed Master Plan Amendment provides for the relocation of the church to a location that enhances cultural, social, and historic value.

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 of Fact:

- The proposed Master Plan Amendment is limited to changing the land use assigned to the subject 4.776 acres as part of the Port Royal and Surrounds Master Plan to add to the existing open space use a designation of religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of community events in the Cherry Hill School, and public and government uses, as generally defined in the Land Management Ordinance. These proposed use additions are aligned with covenants, conditions, and restrictions that are being placed on the property as part of the relocation.
- This rezoning introduces uses that are compatible with the development pattern along Union Cemetery Road and within the surrounding PD-1 District. The adjacent properties include a mix of Planned Development Mixed-Use (PD-1), Low to Moderate Density Residential (RM-4), and Moderate to High Density Residential (RM-12), which together support residential neighborhoods, community institutions, and small-scale commercial services. Properties along Dillon Road consist of Light Industrial (IL) and Light Commercial (LC) zoning districts, accommodating employment centers, service uses, and neighborhood-serving commerce. The proposed uses are consistent with these adjacent land patterns and do not introduce uses that would create land-use conflicts.

- The 4.667-acre tract is directly contiguous with the historic St. James Baptist Church Union Cemetery, an established institutional and cultural use. This change in land use reinforces this existing relationship between the church and cemetery, providing a cohesive and culturally appropriate extension of the cemetery use. Institutional uses such as churches, cemeteries, and community facilities are typical within PD-1 and are compatible with both surrounding residential districts and nearby commercial/service corridors.
- The proposed density of 14,000 square feet reflects a development intensity at approximately 3,000 sq ft per acre, which falls well below both the PD-1 default maximum for tracts with unspecified density (10,000 sq ft per acre) and the lowest nonresidential density permitted under the LMO (6,000 sq ft per acre). This scale further ensures compatibility with surrounding uses and minimizes potential impacts such as traffic, noise, or visual intrusion.
- The land use of the remaining portions of the Mid-Island Tract property will remain unchanged under this request and will retain the existing Master Plan designations of Open Space. Therefore, the amendment does not alter the broader use pattern within the PD-1 District and preserves the surrounding open space character.

Conclusions of Law:

- The proposed rezoning will allow uses that are compatible with the uses allowed on other property in the immediate vicinity in accordance with LMO Section 16-2-103.C.3.a.ii.
- Overall, the area surrounding the 4.667-acre tract contains a diverse but compatible mix of residential neighborhoods, civic and cultural institutions, commercial and light industrial activities, and open-space parcels. The proposed land uses align with the existing pattern of development, support a logical transition between residential and institutional uses, and reinforce the long-standing cultural landscape of the Union Cemetery Road corridor.

Summary:

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

Findings of Fact:

- The subject 4.667-acre tract is part of the Port Royal and Surrounds Master Plan and is designated for open space use. This reflects its historical function as part of a larger, integrated recreational and open space network.
- The land was previously developed as a golf course with remnants of that development pattern including open clearings, landscape corridors, paths, and utility infrastructure, making the site well-suited for a low-intensity civic use.
- The tract has direct access to Union Cemetery Road, a local roadway that already serves institutional, residential, and light commercial uses. This access pattern is appropriate for a civic use such as St. James Baptist Church and Cherry Hill School and does not require modification to the PD-1 road network.
- The proposed Master Plan Amendment does not alter the zoning district and applies only to the 4.667-acre tract. No changes are proposed to the remainder of the former golf course property.

- The proposed amendment includes a maximum building area of 14,000 square feet, which represents a development intensity of approximately 3,000 square feet ft per acre. This is significantly below both the PD-1 default maximum density for tracts without assigned density (10,000 sq ft per acre) and the lowest nonresidential density permitted under the LMO (6,000 sq ft per acre), confirming that the scale of development is appropriate for the site.
- The proposed uses are compatible with the land's physical characteristics and cultural context, particularly given the tract's adjacency to the historic St. James Baptist Church Union Cemetery. This location reinforces a traditional institutional landscape pattern and respects the historic and cultural significance of the corridor.

Conclusions of Law:

- The proposed zoning is appropriate for the land in accordance with LMO Section 16-2-103.C.3.a.iii.
- The tract is part of the Port Royal and Surrounds Master Plan and designated for open space use. The amendment preserves the low-intensity character historically associated with this portion of the PD-1 District.
- The site contains the necessary infrastructure and access to support the proposed uses without requiring additional intensity or roadway modifications, and the proposed 14,000 square foot building maintains a low development footprint consistent with the intent of the PD-1 District.

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 of Fact:

- The proposed Master Plan Amendment responds to a demonstrated community need by supporting the relocation and long-term stability of St. James Baptist Church, a historic congregation with deep cultural roots on Hilton Head Island. The church has historically been associated with the adjacent St. James Baptist Church Union Cemetery and strengthening that spatial relationship strengthens cultural continuity.
- The proposed uses serve vital civic functions, providing spaces for worship, community gathering, social support, cultural expression, and intergenerational activity. These functions directly contribute to the quality-of-life policies identified in Our Plan 2020–2040, which emphasize providing facilities and institutions that meet community needs and reinforce the Island's sense of place.
- The 4.667-acre tract's location immediately beside the historic cemetery will relocate the church in a way that it is closer to its ancestral burial ground. This relationship is deeply rooted in the Gullah and African American history of the area, and the amendment enables a land-use pattern that respects and preserves this relationship.
- The proposed development intensity of 14,000 square feet equates approximately 3,000 square feet per acre. This is well below the PD-1 default maximum density for tracts without assigned density (10,000 sq ft per acre) and the lowest nonresidential density allowed in the LMO (6,000 sq ft per acre). This ensures that the amendment meets the

functional needs of the congregation without introducing unnecessary intensity or incompatible development.

- Because the remainder of the former golf course property remains unchanged, the amendment does not diminish other community priorities such as open space preservation, environmental stewardship, or future public planning opportunities.

Conclusions of Law:

- The rezoning would fulfill a demonstrated community need in accordance with LMO Section 16-2-103.C.3.a.iv.
- The amendment enables the continued functioning of a long-established religious institution in a location that reflects its historic and cultural relationship to the St. James Baptist Church Union Cemetery, thereby supporting cultural preservation, spiritual life, and community cohesion.
- The proposed scale and intensity are appropriate to the need being addressed and ensure that the civic purpose of the amendment is met without creating impacts inconsistent with the PD-1 District or surrounding development pattern.

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 16-2-103.C.3.a.v):

Findings of Fact:

- The proposed Master Plan Amendment is consistent with the Town's overall zoning program and future land use vision as articulated in Our Plan 2020–2040. The Comprehensive Plan emphasizes supporting civic and cultural institutions, preserving historic community identity, and ensuring that land uses respond to community needs in a manner compatible with Island character. Allowing this change directly aligns with these policy principles.
- The Planned Development Mixed-Use (PD-1) District specifically anticipates a coordinated mix of residential, recreational, civic, and institutional uses within a unified master plan. The proposed use is consistent with this vision. The proposed density of 14,000 square feet is well below the 10,000 sq ft per acre density allowance that applies to PD-1 tracts without assigned density.
- The amendment does not alter the zoning district or the broader land use framework of the PD-1 District. Only the 4.667-acre tract is affected. The remainder of the former golf course property retains its existing Master Plan designation and remains available for future public or recreational planning consistent with Town goals.
- The future land use vision in Our Plan calls for maintaining cultural landscapes, supporting community-serving facilities, and reinforcing the Island's unique sense of place. Locating a church adjacent to its historic cemetery fulfills these objectives by strengthening a significant heritage resource and ensuring long-term institutional viability.
- The proposed amendment also maintains appropriate land-use transitions between the cemetery, nearby residential neighborhoods (RM-4 and RM-12), and the mixed-use and commercial corridors to the east and west. The overall scale and civic nature of the use support compatibility and help maintain the character of this portion of Union Cemetery Road.

Conclusions of Law:

- The proposed zoning is consistent with the overall zoning program as expressed in future plans for the Town in accordance with LMO Section 16-2-103.C.3.a.v.
- The amendment harmonizes with the intended purpose of the PD-1 District, which anticipates a mix of recreational, civic, and institutional uses that are appropriately scaled and coordinated within the Master Plan framework.
- The proposed density is significantly below both PD-1 and other LMO nonresidential thresholds. As such, the amendment ensures continued compatibility with the Town's vision for this area while responding to a well-documented community need.

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 of Fact:

- The subject 4.667-acre tract is located within the Port Royal and Surrounds Master Plan area of the PD-1 District, where the existing master plan currently permits Open Space. The amendment proposes to add to the existing open space use a designation of religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of community events in the Cherry Hill School, and public and government uses, as generally defined in the Land Management Ordinance, without changing the zoning district or altering the surrounding PD-1 structure.
- The tract is bordered by a variety of zoning districts, including Low to Moderate Density Residential (RM-4), Moderate to High Density Residential (RM-12), Light Commercial (LC), Light Industrial (IL), and additional PD-1 tracts. These districts contain a broad range of residential, commercial, light industrial, civic, and open space uses, all contributing to a varied but cohesive land-use pattern.
- The proposed civic use is commonly integrated into residential and mixed-use areas and is generally compatible with both residential neighborhoods and commercial/service areas. The proposed uses are consistent with the types of civic and institutional uses present in or anticipated by the PD-1 District and the surrounding zoning districts.
- The tract directly adjoins the historic St. James Baptist Church Union Cemetery, an existing institutional and cultural use. The proposed use strengthens this established land-use pattern and does not introduce an unrelated or isolated use. Instead, it consolidates two related institutional functions into a cohesive setting, a church and its cemetery.
- The proposed development intensity of 14,000 square feet, or approximately 3,000 square feet per acre, is very low, significantly below both the PD-1 default density for tracts without assigned density (10,000 sq ft per acre), and the lowest nonresidential density permitted under the LMO (6,000 sq ft per acre).
- This scale further ensures that the use remains compatible with surrounding development and avoids creating an intensive or isolated land-use enclave.

Conclusions of Law:

- The proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts in accordance with LMO Section 16-2-103.C.3.a.vi.
- The amendment adds a low-intensity civic uses that are compatible with adjacent zoning districts, reinforces the existing institutional character of the St. James Baptist Church Union Cemetery , and supports the coordinated land-use framework of the PD-1 District.
- Because the amendment maintains the underlying zoning and does not alter surrounding districts, it does not create an isolated or unrelated zoning or land-use area.

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 of Fact:

- The existing Master Plan designates the 4.667-acre tract solely for Open Space use and assigns no nonresidential or residential density. The proposed development is a reasonably viable economic use. Although not an economic use in a traditional market sense, the provision of institutional and civic services constitutes a recognized form of “community economic value” within the meaning of the LMO.
- The proposed amendment allocates 14,000 square feet of nontransferable, nonresidential density, which establishes a clear and functional development right. This allocation, at approximately 3,000 square feet per acre, is below the default PD-1 maximum density identified for undesignated properties (10,000 sq ft per acre) and the lowest nonresidential density permitted in the LMO (6,000 sq ft per acre). This scale reinforces compatibility while enabling productive use.
- The land’s adjacency to the historic St. James Baptist Church Union Cemetery supports a uniquely appropriate institutional use, providing the church with the ability to relocate in a manner consistent with community expectations, cultural needs, and the congregation’s long-term operational viability.
- Religious institutions contribute meaningful community values, including social support, public gathering functions, charitable activities, cultural continuity, and intergenerational engagement. Although not an economic use in a traditional market sense, the provision of institutional and civic services constitutes a recognized form of “community economic value” within the meaning of the LMO.
- The amendment applies only to the 4.667-acre tract and does not alter the economic potential or regulatory framework for the remainder of the former golf course property, which remains available for future planning consistent with Town objectives.

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 allocation of 14,000 square feet of nontransferable, nonresidential density with the proposed use enables a viable, functional, and community-serving institutional use, providing both tangible and intangible economic value to the Island.

- The amendment creates a development path that is appropriate for the site, and consistent with the PD-1 District, thereby fulfilling the LMO requirement that the property be afforded a reasonable and beneficial 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 of Fact:

- There are existing utilities established on-site.
- Per the LMO, a Major Development Plan Review (DPR) application would be required to develop the property. As part of the Major DPR application, any required infrastructure improvements, encroachment permits or approvals from outside agencies such as Public Service District (PSD), Hargray, Palmetto Electric, South Carolina Department of Transportation (SCDOT) and any applicable private Architectural Review Board (ARB) would be required prior to the approval of the Major DPR.

Conclusion of Law:

- The proposed zoning would result in development that can be 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 of Fact:

- The 4.667-acre subject property was originally designated as part of a golf course in the Port Royal and Surrounds Master Plan. with no additional uses or density assigned under that plan.
- The golf course was acquired by the Town of Hilton Head Island and is no longer in operation, marking a significant shift in both ownership and land use potential.
- The surrounding area has evolved into a more diverse and mixed-use corridor, with adjacent zoning that includes residential (RM-4 and RM-12), commercial (LC), light industrial (IL), and other Planned Development tracts. These changes have rendered the golf course designation increasingly obsolete and functionally incompatible with the corridor's future trajectory.
- The proposed Master Plan Amendment enables adaptive reuse of the site while ensuring land use compatibility and context-sensitive development.
- This transition aligns with broader Town objectives identified in "Our Plan" and other adopted policy documents that call for expanded access to civic, cultural, and institutional facilities, particularly those that reinforce historic community identity and fulfill long-standing local needs.

Conclusions of Law:

- The proposed rezoning is appropriate due to the changes in the area, in accordance with LMO Section 16-3-103.C.a.ix.
- Closure of the golf course, public acquisition of the land, and a growing need for institutional facilities all constitute substantive changes that justify updating the permitted use designation on this portion of the Master Plan.
- The amendment represents a timely and reasonable response to the site's physical, cultural, and regulatory evolution, while preserving consistency with the surrounding land use pattern.

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

PREPARED BY:

SF

 Shea Farrar
Principal Planner

July 10, 2026

 DATE

REVIEWED BY:

TL

 Trey Lowe
Interim Planning Director and LMO Official

July 14, 2026

 DATE

ATTACHMENTS:

- A) Application Narrative
- B) Location Map
- C) Survey
- D) Port Royal and Surrounds Master Plan
- E) Official Zoning District Map

**NARRATIVE SUPPLEMENT TO THE APPLICATION FOR ZONING MAP AMENDMENT
FROM THE TOWN OF HILTON HEAD ISLAND REGARDING 4.667 ACRES ON THE
CORNER OF DILLON ROAD AND WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SC**

This Attachment A is part of the Zoning Map Amendment Application (this "Application") of The Town of Hilton Head Island (the "Applicant"), and is submitted by the Applicant to the Planning Commission of the Town of Hilton Head Island (the "Town") to address the zoning amendment 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 master plan amendment to amend the Port Royal and Surrounds Master Plan as part of the Planned Development Mixed Use District by changing the allowable use applicable to 4.667 acres of Town-owned property (the "Property") on the corner of Dillon Road and William Hilton Parkway, to add to the existing open space use designation religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of community events in the Cherry Hill School, and public and government uses, as generally defined in the Land Management Ordinance, with an assigned nontransferable, nonresidential density of 14,000 square feet allowing for the relocation of St. James Baptist Church to the 4.667 acre tract.

Background

The Town of Hilton Head Island is seeking a Master Plan Amendment for a 4.667-acre portion of the Town-owned property, identified on Beaufort County Tax Maps as Parcel R510 009 000 1199 0000. This property is commonly known as the Mid-Island Tract. The amendment is requested to allow for the relocation of St. James Baptist Church and Cherry Hill School to a portion of the property and assign a nontransferable, nonresidential density of 14,000 square feet to the 4.667 acre portion of the property shown on the attached plat, Attachment A, entitled a Subdivision Plat of Lot 1 #50 Dillon Road prepared for St. James Baptist Church dated 04-24-24 . The location is adjacent to the church's cemetery on Union Cemetery Road.

The Town purchased the Mid-Island Tract for \$5 million in 2013. The 102.73-acre property was formerly known as the Planters Row Golf Course. The property was leased back to the Heritage Golf Group to continue its use as a golf course for a minimum of two years. The lease expired on December 31, 2019. The press release from the Town's purchase of the property stated that this purchase offers the Town opportunities to meet community needs in the future that can only be addressed by larger tracts of land.

In 2022, the Town adopted Resolution 2022-35 approving the master plan for the Mid-Island Park, which included the relocation of St. James Baptist Church to the property. Since this time the Town has made maintenance, stormwater and access improvements to the site.

This application is integral to fulfilling the Town adopted Resolution 2022-35 approving the master plan for the Mid-Island Park, which included the relocation of St. James Baptist to the property.

This tract, along with the larger Mid-Island Tract, is currently zoned Planned Development Mixed Use District (PD-1) as part of the Port Royal and Surrounds Master Plan and designated for Open Space use, with no residential or nonresidential density assigned. Open Space use includes the

historical site, lagoons, golf courses, recreation areas, and area between property line and mean high water in the Port Royal and Surrounds Master Plan area.

The Town is requesting a Master Plan Amendment to add to the existing open space use designation religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of community events in the Cherry Hill School, and public and government uses, as generally defined in the Land Management Ordinance, with an assigned nontransferable, nonresidential density of 14,000 square feet to allow for the relocation of St. James Baptist Church and the Cherry Hill School to this property. The amendment applies exclusively to this 4.667 acre portion of the property. All other portions of the former golf course remain unchanged in use and density.

The zoning of the adjacent properties includes the following:

Adjacent properties along Union Cemetery Road are zoned Planned Development Mixed-Use (PD-1), Low to Moderate Density Residential (RM-4), and Moderate to High Density Residential (RM-12)

Adjacent properties along Dillon Road are zoned Light Industrial (IL) and Light Commercial (LC), which accommodate a variety of employment, service, and neighborhood-scale commercial uses.

Across William Hilton Parkway, properties are zoned Light Commercial (LC) and Parks and Recreation (PR).

The property is also within the Corridor Overlay District and the Airport Overlay District.

Rezoning Criteria

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

i. Is in accordance with the Comprehensive Plan;

The proposed Master Plan Amendment is consistent with Our Plan 2020–2040, the Town's adopted Comprehensive Plan, and advances several of its core goals related to cultural preservation, community identity, appropriate land use transitions, and provision of community-serving facilities.

Supporting Civic and Cultural Institutions

Our Plan emphasizes the value of civic and cultural institutions as part of a strong and engaged community. Excellence Goal 3.5 directs the Town to:

- “Continue to engage the community... in the planning and policy process” and
- “Instill a strong sense of civic pride by encouraging involvement in Town boards and commissions, in public decision-making, and through community engagement.”

Additionally, the Cultural Resources element recognizes the continued importance of historic sites and cultural venues in supporting the Island's identity and community fabric. Religious institutions are longstanding civic anchors within Hilton Head Island's Gullah and African American communities, and their support aligns with the Plan's emphasis on civic identity, community life, and cultural continuity.

Reinforcing Historic Community Identity

Our Plan contains multiple strategies aimed at protecting and enhancing heritage resources and the Island's sense of place. These include:

- "Reinforce Hilton Head Island's unique sense of place and quality of life..."
- Preservation of open space and cultural landscapes through:
"Continue to preserve and maintain open space, including the improvement and enhancement of existing open space."

The location of the proposed church immediately adjacent to the historic Union Cemetery strengthens an existing cultural resource and maintains a traditional spatial relationship that has long defined the community's heritage. This placement directly supports the preservation of cultural identity and maintains an important historic landscape pattern.

Ensuring Appropriate Land Use Transitions

Our Plan provides clear guidance for modifying land use regulations to meet community needs while maintaining compatibility and Island character:

- "Continue to provide an appropriate range of land uses that accommodate the needs of the community."
"Provide appropriate modifications to the zoning designations and land use regulations to meet community needs while maintaining Island character."

The proposed uses on the subject 4.667-acre tract create a land use transition fully compatible with surrounding residential, cemetery, and open-space uses within the PD-1 District. Compared to the broad range of development intensities allowed under PD-1, the proposed 4,000 sf of nonresidential density represents a significantly lower intensity and maintains appropriate scale, buffering patterns, and transitions.

Providing Facilities That Meet Community Needs

The Comprehensive Plan emphasizes that the Town should continue providing high-quality facilities to serve residents and support community well-being.

- Community Facilities Strategy 5.2 states: "Ensure the Town continues to provide best-in-class services and facilities that meet or exceed the expectations of its residents and visitors."

The uses being added by this rezoning serve as essential community facilities, offering social support, cultural continuity, gathering space, and spiritual services. Locating St. James Baptist Church on a site that provides for a location adjacent to the historic cemetery directly aligns with this policy to provide community-serving facilities where they are most needed and most meaningful.

Overall Consistency with Our Plan

Taken together, the proposed Master Plan Amendment:

- Supports a civic and cultural institution aligned with community identity;
- Reinforces the Island's historic and cultural landscape; Creates an appropriate and harmonious land use transition within the PD-1 framework; and
- Provides a needed community facility in a location that enhances cultural, social, and historic value.

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

- The proposed Master Plan Amendment adds, to the existing open space use, the designation of religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of

community events in the Cherry Hill School, and public and government uses, as generally defined in the Land Management Ordinance, to the 4.667-acre tract. This introduces low-intensity civic uses to the existing Open Space use that is compatible with the development pattern along Union Cemetery Road and within the surrounding PD-1 District. Adjacent properties include a mix of Planned Development Mixed-Use (PD-1), Low to Moderate Density Residential (RM-4), and Moderate to High Density Residential (RM-12), which together support residential neighborhoods, community institutions, and small-scale commercial services. Properties along Dillon Road consist of Light Industrial (IL) and Light Commercial (LC) zoning districts, accommodating employment centers, service uses, and neighborhood-serving commerce. The proposed uses are consistent with these adjacent land use patterns and do not create land-use conflicts.

- The 4.667-acre tract is directly contiguous with the historic Union Cemetery, an established institutional and cultural use. The addition of the proposed uses on the adjacent tract reinforces this existing land-use relationship, providing a cohesive and culturally appropriate extension of the cemetery use. Institutional uses such as churches, cemeteries, and community facilities are typical within PD-1 and are compatible with both surrounding residential districts and nearby commercial/service corridors.
- The proposed scale of a maximum of 14,000 square feet of nontransferable, nonresidential density on 4.667 acres reinforces compatibility while enabling productive use. This scale further ensures compatibility with surrounding uses and minimizes potential impacts such as traffic, noise, or visual intrusion.
- The remaining portions of the former golf course property remain unchanged under this request and retain their existing Master Plan designations. Therefore, the amendment does not alter the broader use pattern within the PD-1 District and preserves the surrounding open-space character.

iii. Is appropriate for the land;

- The subject 4.667-acre tract was originally part of the Port Royal and Surrounds Master Plan and was designated for Open Space use. This reflects its historical function as part of a larger, integrated recreational landscape.
- The land was previously developed as a golf course, and remnants of that development pattern, open clearings, landscape corridors, paths, and utility infrastructure, remain in place, making the site well-suited for a low-intensity civic use.
- The 4.667-acre tract has direct access to Union Cemetery Road, a local roadway that already serves institutional, residential, and light commercial uses. This access pattern is appropriate for civic uses as proposed by this rezoning and does not require modification to the PD-1 road network.
- The proposed Master Plan Amendment does not alter the zoning district and applies only to the 4.667-acre tract. No changes are proposed to the remainder of the former golf course property.
- The proposed scale of a maximum of 14,000 square feet of nontransferable, nonresidential density on 4.667 acres reinforces compatibility while enabling productive use.
- The proposed uses are compatible with the land's physical characteristics and cultural context, particularly given the tract's adjacency to the historic Union Cemetery. This location reinforces a traditional institutional landscape pattern and respects the historic and cultural significance of the corridor.

iv. Addresses a demonstrated community need;

- The proposed Master Plan Amendment responds to a demonstrated community need by supporting the relocation and long-term stability of St. James Baptist Church, a historic congregation with deep cultural roots on Hilton Head Island. The church has historically been associated with the adjacent Union Cemetery and strengthening that spatial relationship strengthens cultural continuity.
- The uses proposed in this rezoning serve vital civic functions, providing spaces for worship, community gathering, social support, cultural expression, and intergenerational activity. These functions directly contribute to the quality-of-life policies identified in Our Plan 2020–2040, which emphasize providing facilities and institutions that meet community needs and reinforce the Island’s sense of place.
- The 4.667-acre tract’s location immediately beside the historic cemetery will relocate the church in a way that it is closer to its ancestral burial ground. This relationship is deeply rooted in the Gullah and African American history of the area, and the amendment enables a land-use pattern that respects and preserves this relationship.
- The proposed scale of a maximum of 14,000 square feet of nontransferable, nonresidential density on 4.667 acres reinforces compatibility while enabling productive use. This ensures that the amendment meets the functional needs of the congregation without introducing unnecessary intensity or incompatible development.
- Because the remainder of the former golf course property remains unchanged, the Amendment does not diminish other community priorities such as open space preservation, environmental stewardship, or future public planning opportunities.

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

- The proposed Master Plan Amendment is consistent with the Town’s overall zoning program and future land use vision as articulated in Our Plan 2020–2040. The Comprehensive Plan emphasizes supporting civic and cultural institutions, preserving historic community identity, and ensuring that land uses respond to community needs in a manner compatible with Island character. Allowing the proposed uses on this tract directly aligns with these policy principles.
- The PD-1 Planned Development Mixed-Use District specifically anticipates a coordinated mix of residential, recreational, civic, and institutional uses within a unified master plan. The proposed uses are consistent with this vision, particularly when scaled at an intensity appropriate to the surrounding context. The proposed 14,000 square feet per net acre of nontransferable, nonresidential density is well below the 10,000 sq ft per acre density that is permissible in PD-1 tracts.
- The Amendment does not alter the zoning district, base entitlements, or the broader land use framework of the PD-1 District. Only the 4.667-acre tract is affected. The remainder of the former golf course property retains its existing Master Plan Open Space use designation and remains available for future public or recreational planning consistent with Town goals.
- The future land use vision in Our Plan calls for maintaining cultural landscapes, supporting community-serving facilities, and reinforcing the Island’s unique sense of place. Locating a church adjacent to its historic cemetery fulfills these objectives by strengthening a significant heritage resource and ensuring long-term institutional viability.
- The proposed Amendment also maintains appropriate land-use transitions between the cemetery, nearby residential neighborhoods (RM-4 and RM-12), and the mixed-use and commercial corridors to the east and west. The limited scale and civic nature of the use

support compatibility and help maintain the character of this portion of Union Cemetery Road.

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

- The subject 4.667-acre tract is located within the Port Royal and Surrounds Master Plan area of the PD-1 District, where the existing master plan currently permits only Open Space use. The Amendment proposes adding additional compatible uses, to the existing Open Space use without changing the zoning district or altering the surrounding PD-1 structure.
- The tract is bordered by a variety of zoning districts, including Low to Moderate Density Residential (RM-4), Moderate to High Density Residential (RM-12), Light Commercial (LC), Light Industrial (IL), and additional PD-1 tracts. These districts contain a broad range of residential, commercial, light industrial, civic, and open-space uses, all contributing to a varied but cohesive land-use pattern.
- The uses proposed in this Amendment are commonly integrated into residential and mixed-use areas and are generally compatible with both residential neighborhoods and commercial/service areas and are consistent with the types of civic and institutional uses present in or anticipated by the PD-1 District and the surrounding zoning districts.
- The tract directly adjoins the historic Union Cemetery, an existing institutional and cultural use. Adding the proposed uses to the adjacent property strengthens this established land-use pattern and does not introduce an unrelated or isolated use. Instead, it consolidates two related institutional functions into a cohesive setting.
- This proposed scale of a maximum of 14,000 square feet of nontransferable, nonresidential density on 4.667 acres further ensures that the use remains compatible with surrounding development and avoids creating an intensive or isolated land-use enclave.

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

- The existing Master Plan designates the 4.667-acre tract solely for Open Space use and assigns no nonresidential or residential density.
- The proposed scale of a maximum of 14,000 square feet of nontransferable, nonresidential density on 4.667 acres reinforces compatibility while enabling productive use.
- The land's adjacency to the historic Union Cemetery supports a uniquely appropriate institutional use, providing the church with the ability to relocate in a manner consistent with community expectations, cultural needs, and the congregation's long-term operational viability.
- The uses proposed in this Amendment contribute meaningful community value, including social support, public gathering functions, charitable activities, cultural continuity, and intergenerational engagement. Although not an economic use in a traditional market sense, the provision of institutional and civic services constitutes a recognized form of "community economic value" within the meaning of the LMO.
- The Amendment applies only to the 4.667-acre tract and does not alter the economic potential or regulatory framework of the remainder of the former golf course property, which remains available for future planning consistent with Town objectives.

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

- There are existing utilities established on-site.
- Per the LMO, a Development Plan Review (DPR) application would be required to develop the property. As part of the DPR application, any required infrastructure improvements, encroachment permits or approvals from outside agencies such as PSD, Hargray, Palmetto Electric, SCDOT and any applicable private ARB would be required prior to the approval of the DPR.

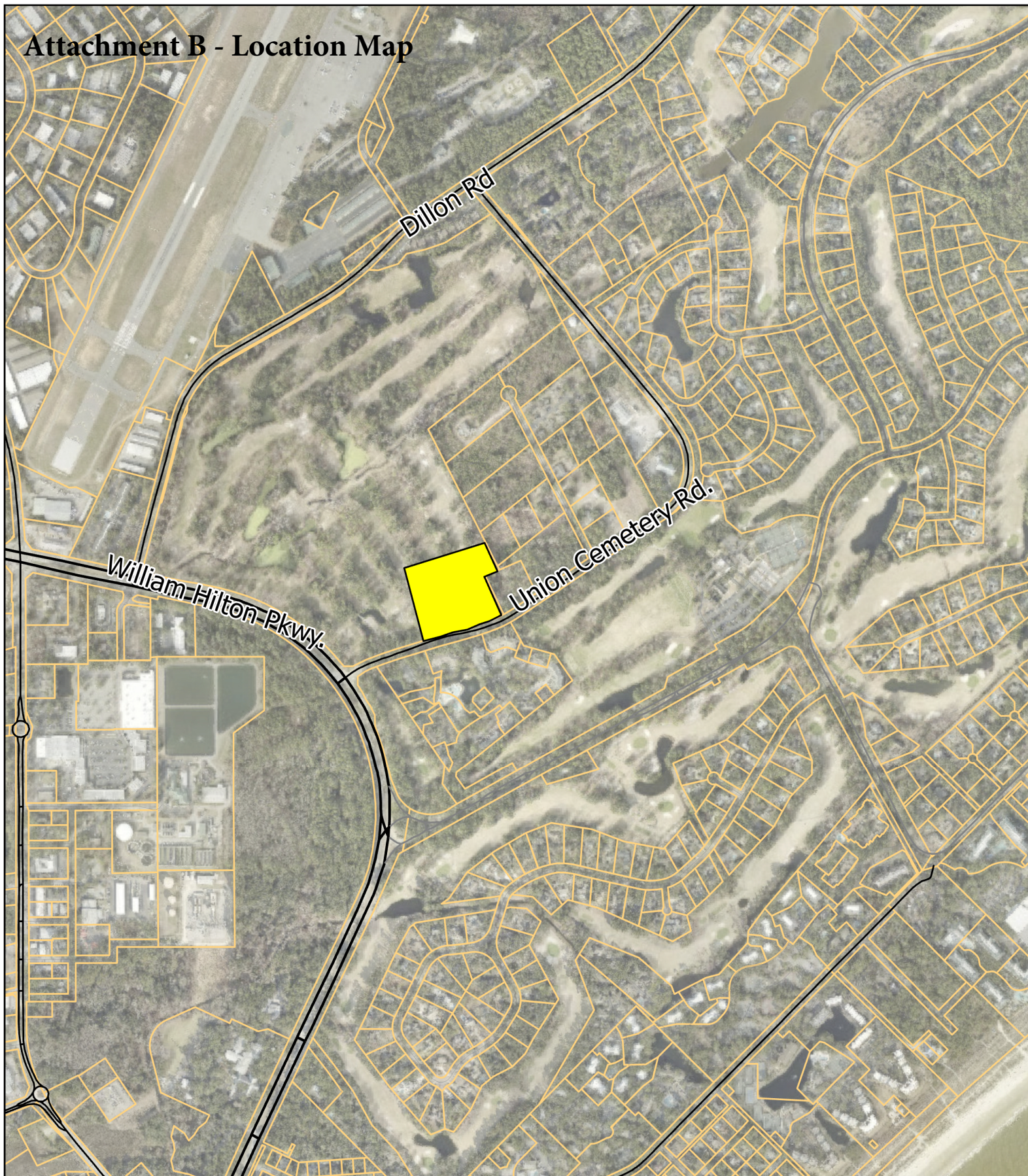
ix. Is appropriate due to any changed or changing conditions in the affected area.

- The 4.667-acre subject property was originally developed as part of a golf course on a property in the Port Royal and Surrounds Master Plan with an assigned use of Open Space.
- The golf course was acquired by the Town of Hilton Head Island and is no longer in operation, marking a significant shift in both ownership and land use potential. Since that time, the property has remained undeveloped.
- The surrounding area has evolved into a more diverse and mixed-use corridor, with adjacent zoning that includes residential (RM-4 and RM-12), commercial (LC), light industrial (IL), and other Planned Development tracts. These changes have rendered the golf course designation increasingly obsolete and functionally incompatible with the corridor's future trajectory.
- The proposed Master Plan Amendment introduces a single institutional use of Religious Institution, with a 14,000 square feet of nontransferable, nonresidential density, enabling adaptive reuse of the site while ensuring land use compatibility and context-sensitive development.
- This transition aligns with broader Town objectives identified in "Our Plan" and other adopted policy documents that call for expanded access to civic, cultural, and institutional facilities, particularly those that reinforce historic community identity and fulfill long-standing local needs.

Conclusion

The Town of Hilton Head Island is seeking a Master Plan Amendment for a 4.667-acre portion of the Town-owned property, identified on Beaufort County Tax Maps as Parcel R510 009 000 1199 0000. This property is commonly known as the Mid-Island Tract. The amendment is requested to add to the existing open space use designation religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of community events in the Cherry Hill School, and public and government uses, as generally defined in the Land Management Ordinance, with an assigned nontransferable, nonresidential density of 14,000 square. This request will allow for the relocation of St. James Baptist Church and Cherry Hill School to the subject property which supports the implementation of Goal #7: Preserve, Protect, and Celebrate Gullah Geechee Culture and Heritage from the Town's 2026-2028 Strategic Plan, which calls for the relocation of the church.

Attachment B - Location Map



Location Map
Subject Property
December, 2025

N



NOTES

Attachment C - Survey

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450025, MAP NUMBER 45013C0454G.
2. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
3. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
4. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
5. 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.

REFERENCES

1. PB: 35 PG: 80
2. PB: 136 PG: 184
3. DB: 3245 PG: 2210

N/F
THE TOWN OF
HILTON HEAD
ISLAND
PIN: R510 009
000 1199 0000
PB: 136 PG: 184
DB: 3245 PG: 2210

U.S. HIGHWAY 278
APPROX. 124'
TO THE R/W OF
U.S. HIGHWAY
278

ATLAS
SURVEYING, INC.

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

60 30 0 60 120

GRAPHIC SCALE

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S79°20'39"W	48.90'
L2	S28°36'30"E	27.23'
L3	S63°09'36"W	105.29'
L4	S70°28'29"W	427.73'

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	947.15'	272.68'	271.74'	S70°59'33"W	16°29'42"
C2	984.82'	74.89'	74.88'	S77°18'20"W	4°21'26"
C3	984.82'	80.69'	80.67'	S72°46'47"W	4°41'40"

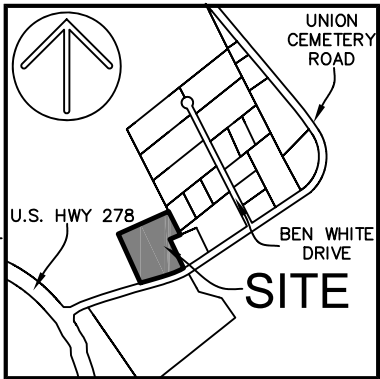
LEGEND

- △ CALC POINT - CORNER NOT SET
CMF ■ CONC. MONUMENT FOUND
CMFD ■ CONC. MONUMENT FOUND DISTURBED

LEGEND

- OTP ● OPEN TOP PIPE
RBF ● IRON REBAR FOUND
RBS ○ IRON REBAR SET
X FENCE LINE
TB TOP OF BANK
EDGE OF PAVEMENT

3x3" CMF
(1" OTP
ADJACENT)



VICINITY MAP NOT TO SCALE

PREPARED FOR:
ST. JAMES BAPTIST CHURCH

A SUBDIVISION PLAT OF

LOT 1
#50 DILLON ROAD

TAX PARCEL No. R510 009 000 1199 0000

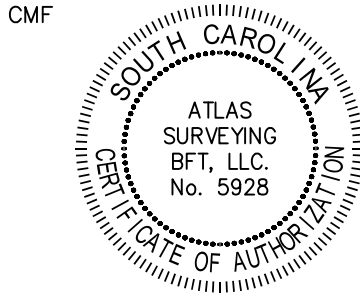
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: DM
FIELD CHECK: JWR
DRAWN BY: DTJ
FIELD DATE: 04-05-2024
PLAT DATE: 04-24-2024
SCALE: 1"=60'
PROJECT No.: BFT-21121
FILE: BFT-21121 SD1.DWG

N/F
SYLVESTER
WHITE
PIN: R510 009
000 008G 0000
DB: 3673 PG: 447

N/F
TANYA WHITE
PIN: R510 009
000 0008 0000
DB: 3380 PG: 1876

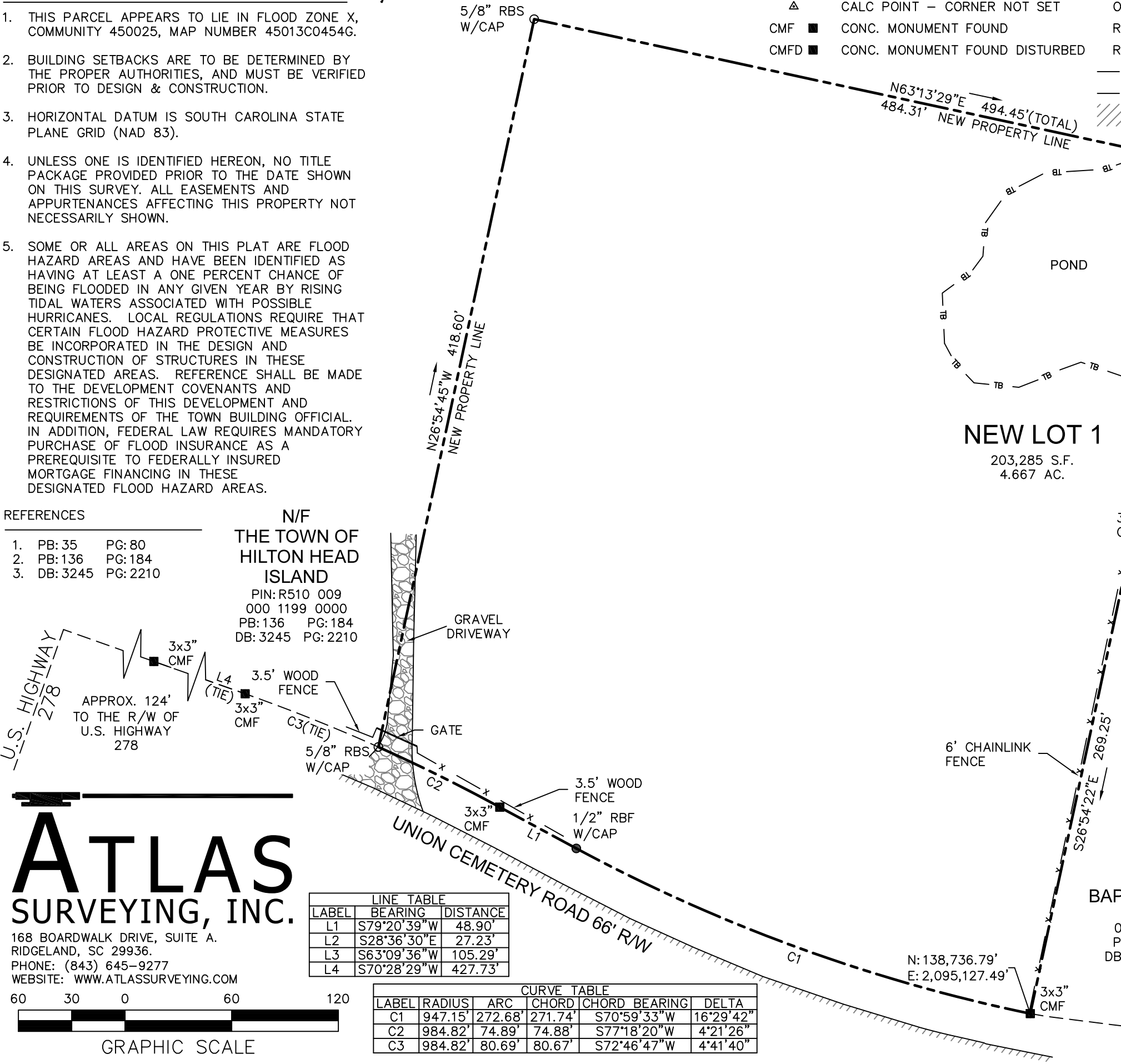
3x3" CMF
L2



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



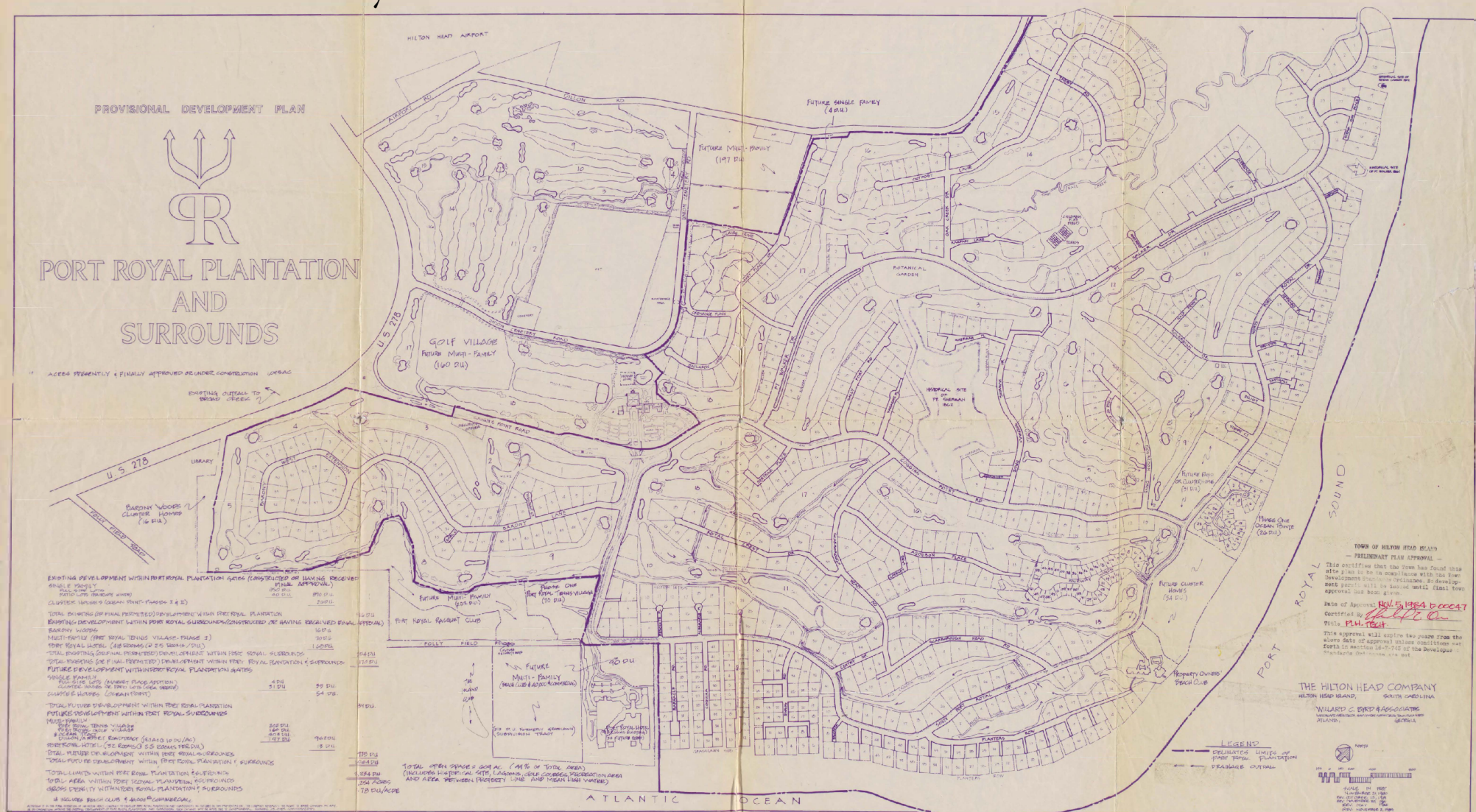
JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

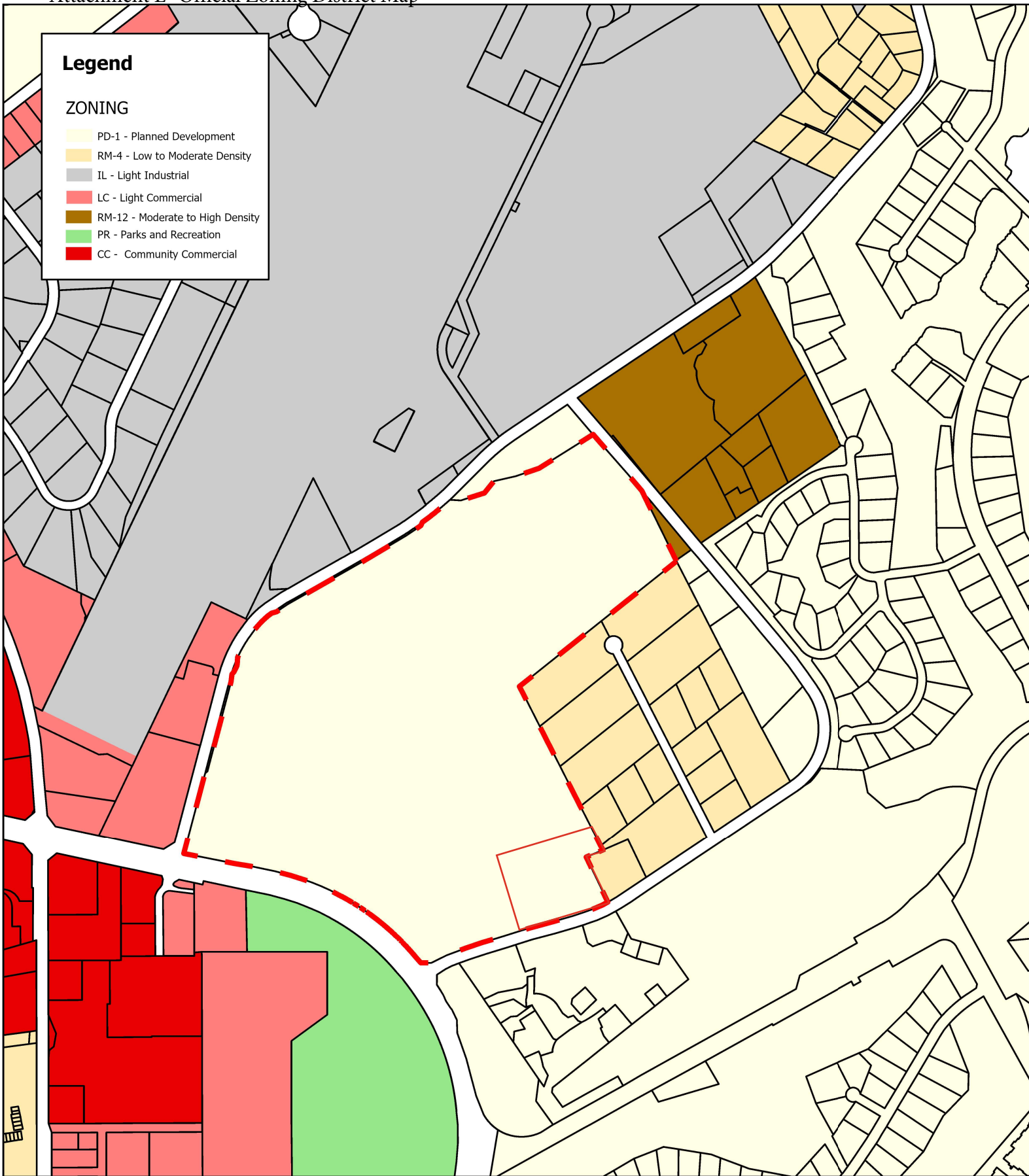


NEW LOT 1
203,285 S.F.
4.667 AC.

N/F
ST. JAMES
BAPTIST CHURCH
PIN: R510 009
000 008A 0000
PB: 107 PG: 97
DB: 2174 PG: 2258

Attachment D - Port Royal and Surrounds Master Plan





Base Zoning Map

Subject Property
November, 2025

N

