



Town of Hilton Head Island

Town Council Meeting

Tuesday, January 23, 2024, 1:00 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. Adoption of the Agenda**
- 3. Workshop Discussion**
 - a. Chaplin Park Master Plan
 - b. Crossings Park Master Plan
 - c. General Park Discussion
- 4. Appearance by Citizens:** Citizens who wish to speak on the matters being discussed during the meeting may do so by submitting the [Request to Speak form](#) no later than 4:30 PM the day prior to the meeting.
- 5. Adjournment**

FOIA Compliance: Public notification of this workshop 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

Town Council

TO: Mayor Perry & Town Council Members
FROM: Erik Ladd, PLA, *Senior Project Manager – Public Projects Division*
VIA: Shawn Colin, AICP, *Asst. Town Manager - Community Development*
Bryan McIlwee, PE, *Director of Public Projects & Facilities*
Ben Brown, *Senior Advisor to the Town Manager*
CC: Marc Orlando, ICMA-CM, *Town Manager*
DATE: January 23, 2024
SUBJECT: Chaplin Community Park Master Plan

BACKGROUND:

In 1995, the Town acquired the Ferguson/Singleton Tract and the Seaside Tract to provide a future community park. Preliminary planning for the Chaplin Community Park was initiated as part of the Town's first Parks and Recreation Plan that same year. The design and construction of the park began in 1999 and was completed in early 2001.

For two decades, Chaplin Community Park has remained the Town's largest and most diversified public park space with opportunities for soccer, baseball/softball, basketball, tennis, multi-use pathways, beach access, restrooms, pavilions, and a large dog park. The property also includes extensive salt marshes, freshwater wetlands, and stormwater management facilities.

The park is one of two areas designated for storm debris management. The large open areas provided by the sports fields currently provide the necessary operational space for mulching and hauling operations after significant storm events such as Hurricane Matthew in 2016.

In 2020 the Town updated the Parks and Recreation Master Plan. The intent of this effort was to take inventory of existing parks and recreation facilities and to assess their relevancy and current levels of service based on input from the community. As part of this plan, preliminary recommendations were made for Chaplin Community Park, which included:

- Development of a new Concept Plan.
- Resolve the conflict between debris management services and multipurpose athletic fields.
- Improve (2) bathroom buildings, concessions, and pathways.
- Provide (1) natural turf multi-sport rectangular field to be used for casual activities in addition to organized athletics.

- Create a Tennis and Pickleball Complex (12 replacement tennis courts; 24 pickleball courts, clubhouse, pro shop and support amenities, parking, and plaza with restroom buildings).
- New large ADA accessible playground structure.
- Overall park redevelopment (parking, lighting, and trails).

Planning and design for the park redevelopment began in September 2021 and included the preparation of a preliminary program utilizing recommendations from the 2020 Parks and Recreation Master Plan as a starting point. With additional stakeholder and community input, the program was further solidified, and the project team developed a preliminary concept that was presented at the September 2022 Strategic Planning Workshop. With initial comments and feedback, the project team made refinements and presented a Preliminary Master Plan during the Town Council Workshop in February 2023. This plan incorporated features such as:

- Integrated existing multi-use pathway and enhanced views of the park from the William Hilton Parkway corridor.
- Expanded nature-oriented amenities and improved beach access.
- Improved and expanded pedestrian and vehicular access.
- Provided a large multi-use park facility.
- Integrated pickleball courts (at the loss of tennis courts).
- Created multi-use fields and soccer fields.
- Improved the dog park and relocated basketball courts.
- Included a Beach Operations facility.
- Provided a large destination playground.

Town Council provided initial comments and feedback, which the project team then incorporated into a revised Preliminary Master Plan, which focused largely on retaining the existing tennis facility and the consideration of different options for pickleball and a potential pool facility. This revised plan was reviewed at a second Town Council Workshop that was held in June 2023.

Based on input from Town Council the project team made refinements to develop a Draft Master Plan, which includes:

- Construction of (6) pickleball courts.
- No consideration of a pool facility.
- Wider buffers along Singleton Beach Road and the proposed Beach Operations Facility.
- Viewshed windows from William Hilton Parkway into the park.
- Provision of a sidewalk on the residential side of Burke's Beach Road.
- Inclusion of more refined crosswalks along Burke's Beach Road in lieu of the standard "Continental" pavement markings.
- Connection of parking reservoirs at the proposed Multi-use Park Facility to increase circulation through the park.

- Centrally locate a large pavilion within the multi-use fields.
- Incorporate a drop-off near the Burke's Beach Road and Castnet Drive intersection.
- Include a small restroom building at the Burke's Beach access.
- Maintain Nature Trail access along the Folly.
- Exploration of different orientations of the multi-use fields to understand the impacts to parking and overall site design.

Beyond the Town Council Workshop to review the Draft Master Plan, the next steps include:

- Parks & Recreation Commission (PRC) Review – February 2024
- Refinements to plans - Based on PRC and Town Council feedback
- Town Council Approval – March 2024
- Final Design/Permitting – Spring through Fall 2024

SUMMARY:

Based on Community input and recommendations approved through *Our Plan* and the 2020 Parks & Recreation Master Plan, Town Council approved funding in the Capital Budget to redevelop the Chaplin Community Park. The funding sources for this project include Beach Fee and TIF. The total FY24 budget is \$2,000,000.

ATTACHMENTS:

- Chaplin Community Park Master Plan Presentation



CHAPLIN COMMUNITY PARK

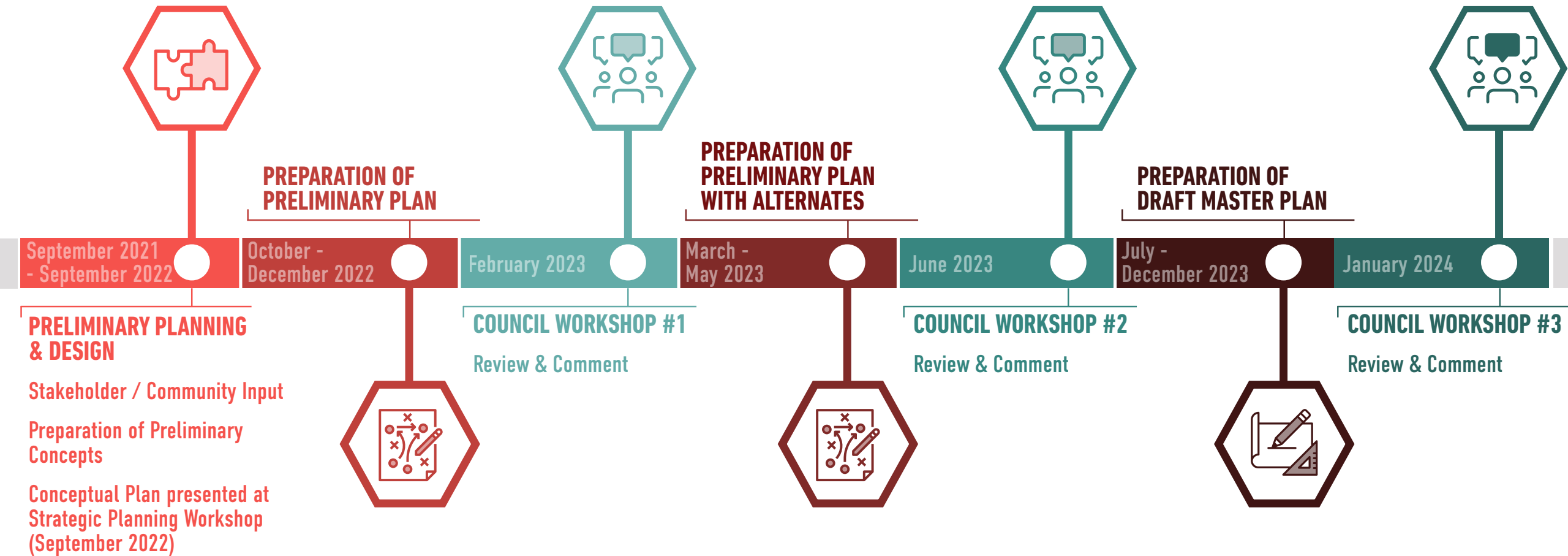
TOWN OF HILTON HEAD ISLAND // JANUARY 2024
PARK MASTER PLAN REVIEW

MKSK

| AGENDA

- **PROJECT PROCESS**
- **SITE HISTORY**
- **EXISTING CONDITIONS**
- **PRELIMINARY PLANS**
 - + FEBRUARY 2023
 - + INPUT AND FEEDBACK
 - + JUNE 2023
 - + INPUT AND FEEDBACK
- **ASSESSMENT**
- **DRAFT MASTER PLAN**
- **NEXT STEPS**

| PROJECT PROCESS



C. 1968

FERGUSON, SINGLETON, & SEASIDE TRACTS

CHAPLIN COMMUNITY PARK
JANUARY 2024



C. 1994

PRE-LAND ACQUISITION & DEVELOPMENT

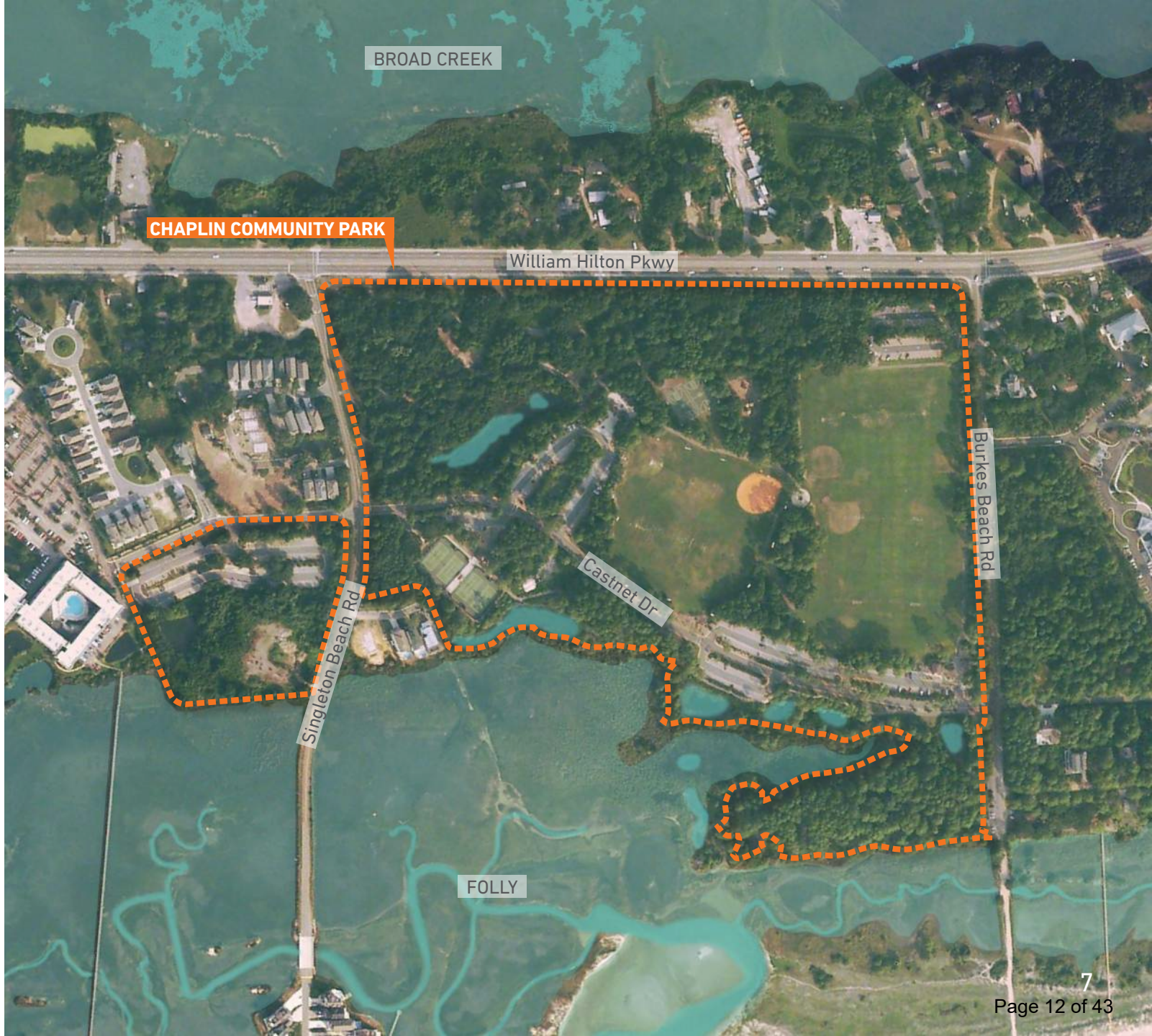


| CHAPLIN COMMUNITY PARK TIMELINE



C. 2005

POST PARK DEVELOPMENT



C. 2017

POST HURRICANE MATHEW



C. 2023

PRESENT DAY

CHAPLIN COMMUNITY PARK
JANUARY 2024



EXISTING CONDITIONS

- MULTI-USE FIELDS (3)
- BALLFIELD
- BASKETBALL COURT
- DOG PARK
- PLAYGROUND
- BEACH ACCESS
- RESTROOMS (4)
- TRAIL ACCESS TO WATER
- TENNIS COURTS (6)



PRELIMINARY PLAN

FEBRUARY 2023

- MULTI-USE FIELDS (5)
- TOWN FACILITIES / OPERATIONS BUILDING
- BASKETBALL COURTS (COVERED)
- DOG PARK
- DESTINATION PLAYGROUND
- BEACH ACCESS
- RESTROOMS (5)
- TRAIL ACCESS TO WATER
- ISLAND HERITAGE GATEWAY
- PADEL COURTS (2)
- PICKLEBALL COURTS (24)
- MULTI-USE PARK FACILITY

CHAPLIN COMMUNITY PARK
JANUARY 2024



PRELIMINARY PLAN

INPUT AND FEEDBACK

- EXPLORE INCLUDING A COMMUNITY POOL FACILITY
- REVIEW INTEGRATING (24) PICKLEBALL COURTS, (4) PADEL COURTS, AND PRESERVING EXISTING TENNIS FACILITIES
- ANCHOR THE CORNER OF CASTNET DR. AND SINGLETON BEACH RD. WITH THE BEACH OPERATIONS FACILITY
- RELOCATE (1) BASKETBALL COURT INTO THE CORE OF THE PARK
- PROVIDE SAFE PEDESTRIAN CROSSINGS AT WILLIAM HILTON PARKWAY IN COORDINATION WITH CHAPLIN LINEAR PARK IMPROVEMENTS



PRELIMINARY PLAN

JUNE 2023

- MULTI-USE FIELDS (5)
- TOWN FACILITIES / OPERATIONS BUILDING
- BASKETBALL COURT
- DOG PARK
- DESTINATION PLAYGROUND
- BEACH ACCESS
- RESTROOMS (4)
- TRAIL ACCESS TO WATER
- ISLAND HERITAGE GATEWAY
- TENNIS COURTS (6)
- SAFE PEDESTRIAN CROSSING AT WILLIAM HILTON PARKWAY TO CHAPLIN LINEAR PARK
- MULTI-USE PARK FACILITY
- MULTIPLE ALTERNATIVES DISCUSSED FOR PICKLEBALL & POOL

CHAPLIN COMMUNITY PARK
JANUARY 2024



PRELIMINARY PLAN

INPUT AND FEEDBACK

- PROVIDE (6) PICKLEBALL COURTS
- COMMUNITY POOL FACILITY TO BE LOCATED ELSEWHERE
- PROVIDE WIDER BUFFER ALONG SINGLETON BEACH ROAD AT THE PROPOSED TOWN FACILITIES / OPERATIONS BUILDING
- ENABLE VIEWS FROM WILLIAM HILTON PARKWAY INTO THE PARK
- PROVIDE SIDEWALK ON RESIDENTIAL SIDE OF BURKES BEACH ROAD
- PROVIDE TABBY PAVER CROSSWALKS ALONG BURKES BEACH ROAD
- REVIEW THE OPPORTUNITY TO REORIENT MULTI-USE FIELDS IN THE NORTH / SOUTH DIRECTION
- CONNECT EXISTING PARKING RESERVOIRS AT PROPOSED MULTI-USE PARK FACILITY
- LOCATE A LARGE PAVILION CENTERED ON THE MULTI-USE FIELDS
- REVIEW OPPORTUNITY FOR DROP-OFF



ASSESSMENT

- REVIEW THE OPPORTUNITY TO REORIENT MULTI-USE FIELDS IN THE NORTH / SOUTH DIRECTION
- LOSS OF 147 PARKING SPACES



DRAFT MASTER PLAN

JANUARY 2024

- MULTI-USE FIELDS (5)
- DOG PARK
- BEACH ACCESS
- RESTROOMS (4)
- TRAIL ACCESS TO WATER
- ISLAND HERITAGE GATEWAY
- TENNIS COURTS (6)
- SAFE PEDESTRIAN CROSSING AT WILLIAM HILTON PARKWAY TO CHAPLIN LINEAR PARK
- TOWN FACILITIES / OPERATIONS BUILDING
- BASKETBALL COURT
- MULTI-USE PARK FACILITY
- ENABLE VIEWS INTO THE PARK FROM WILLIAM HILTON PARKWAY
- LARGE PICNIC PAVILION (40' X 60')
- TABBY PAVER CROSSWALKS
- CONNECT PARKING RESERVOIRS
- PICKLEBALL COURTS (6)
- DESTINATION PLAYGROUND



DRAFT MASTER PLAN

PARKING

- EXISTING PARKING: 382 SPACES
PARKING PROVISION: 671 SPACES
PARKING DEMAND: 533 SPACES
(ASSUMES 80% OF TOTAL DEMAND)

APA STANDARDS:

MULTI-USE FACILITY:	19 SPACES
PLAYGROUND:	10 SPACES
MULTI-USE FIELDS:	200 SPACES
BEACH:	300 SPACES
BASKETBALL COURT:	6 SPACES
DOG PARK:	15 SPACES
BEACH OPERATIONS:	38 SPACES
TENNIS FACILITIES:	18 SPACES
NATURE PARK:	30 SPACES
PICKLEBALL:	30 SPACES



DRAFT MASTER PLAN

JANUARY 2024



| NEXT STEPS

- **PARKS & RECREATION COMMISSION FOR RECOMMENDATION**
(FEBRUARY 2024)
- **PREPARE FINAL MASTER PLAN**
(FEBRUARY - MARCH 2024)
- **TOWN COUNCIL APPROVAL / ADOPTION BY RESOLUTION**
(MARCH 2024)
- **FINAL DESIGN / PERMITTING**
(SPRING - FALL 2024)



TOWN OF HILTON HEAD ISLAND

Town Council

TO: Mayor Perry & Town Council Members
FROM: Erik Ladd, PLA, *Senior Project Manager - Public Projects Division*
VIA: Shawn Colin, AICP, *Asst. Town Manager - Community Development*
Bryan McIlwee, PE, *Director of Public Projects & Facilities*
Ben Brown, *Senior Advisor to the Town Manager*
CC: Marc Orlando, ICMA-CM, *Town Manager*
DATE: January 23, 2024
SUBJECT: Crossings Park Master Plan

BACKGROUND:

In 1992, the Town acquired approximately 82 acres along Helmsman Way to develop the first Town-owned recreational facility on the Island. Planning and design for the park began in 1994, and it was completed in 1996. The park provides a 3-field ballfield complex with a concession/restroom building and is complemented by a small playground. A grass meadow located in the northwest corner of the park has a picnic shelter and restroom building. A multi-use sports field is also located across from the grass meadow. Most of the park property is heavily wooded with a significant portion located within a deed restricted wetland preserve. The park was designed as a sports park. However, the public has used the property in a broader context by utilizing the meadow as a dog park and the wooded areas for informal offroad-bicycling and hiking trails.

In 1997, the Town developed the Bristol Sports Arena at the Arrow Road and Helmsman Way intersection. This facility includes parking, a skate park, and a hybrid in-line hockey rink with basketball goals. The site was named after the Bristol Family, who donated money to fund the development of the facility.

While Bristol Sports Arena is adjacent to Crossings Park, operationally it has been considered and used as a separate space. Both sites have received minor upgrades over the past ten to fifteen years, but they otherwise remain as originally planned.

In 2020, the Town updated the Parks and Recreation Master Plan. The intent of this effort was to take inventory of existing parks and recreation facilities and to assess their relevancy and current levels of service based on input from the community. As part of this plan, preliminary recommendations were made for Crossings Park and Bristol Sports Arena, which included:

- Development of a new Concept Plan.
- Consolidate all Island baseball/softball fields at Crossings Park.

- Redevelop the existing baseball fields.
- Replace existing concessions and plaza.
- Add two 300' baseball fields.
- Add additional parking.
- Develop new park amenities (dog park; splashpad and/or playground; pathways)
- Add irrigation site-wide.
- Incorporate Bristol Sports Arena into the larger Crossings Park with connections made by pathways that allow the existing improvements to stay in place.

Planning and design for the park redevelopment began in September 2021 and included the preparation of a preliminary program utilizing recommendations from the 2020 Parks and Recreation Master Plan as a starting point. With additional stakeholder and community input, the program was further solidified, and the project team developed a preliminary concept that was presented at the September 2022 Strategic Planning Workshop. With initial comments and feedback, the project team made refinements and presented a Preliminary Master Plan during the Town Council Workshop in February 2023. This plan incorporated features such as:

- Integrated multi-use pathway along the Palmetto Bay Road corridor.
- Improved (3) existing ballfields and added (2) new ballfields.
- Omitted the multi-use field and meadow.
- Created a Champions Walk.
- Provided more parking within the property and along Helmsman Way.
- Included a large destination playground.
- Improved the skate park and Bristol Sports Arena.
- Included a pump track.
- Utilized the existing wetland preserve and adjacent undeveloped Town-owned parcels as a nature park with improved trails and access.
- Created a dog park.
- Improved and amenitized existing stormwater infrastructure.

Town Council provided initial comments and feedback, which the project team then incorporated into a revised Preliminary Master Plan, which focused largely on providing a second 300-foot ballfield and assessing the possibility of a 400-foot ballfield without impacting the existing wetland covenant. This revised plan was reviewed at a second Town Council Workshop that was held in June 2023.

Based on input from Town Council the project team has made refinements to develop a Draft Master Plan, which includes:

- Provision of (12) pickleball courts with parking located on Arrow Road.
- Consolidation of pump track and skate park at Bristol Sports Arena.
- Pursue SCDOT approval of angled parking along Helmsman Way.
- Provision of a multi-use pathway on the eastern side of Helmsman Way connecting the park to Palmetto Bay Marina.

- Inclusion of crosswalks to connect spaces separated by Arrow Road.
- Exploration of alternate ballfield configurations and the impacts to parking areas, buffers and overall site design.

Beyond the Town Council Workshop to review the Draft Master Plan, the next steps include:

- Parks & Recreation Commission (PRC) Review – February 2024
- Refinements to plans – Based on PRC and Town Council feedback
- Town Council Approval – March 2024
- Final Design/Permitting – Spring through Fall 2024

SUMMARY:

Based on Community input and recommendations approved through *Our Plan* and the 2020 Parks & Recreation Master Plan, Town Council approved funding in the Capital Budget to redevelop the Crossings Park and Bristol Sports Arena. The funding sources for this project include HTAX and Sale of Land. The total FY24 budget is \$550,000.

ATTACHMENTS:

- Crossings Park Master Plan Presentation



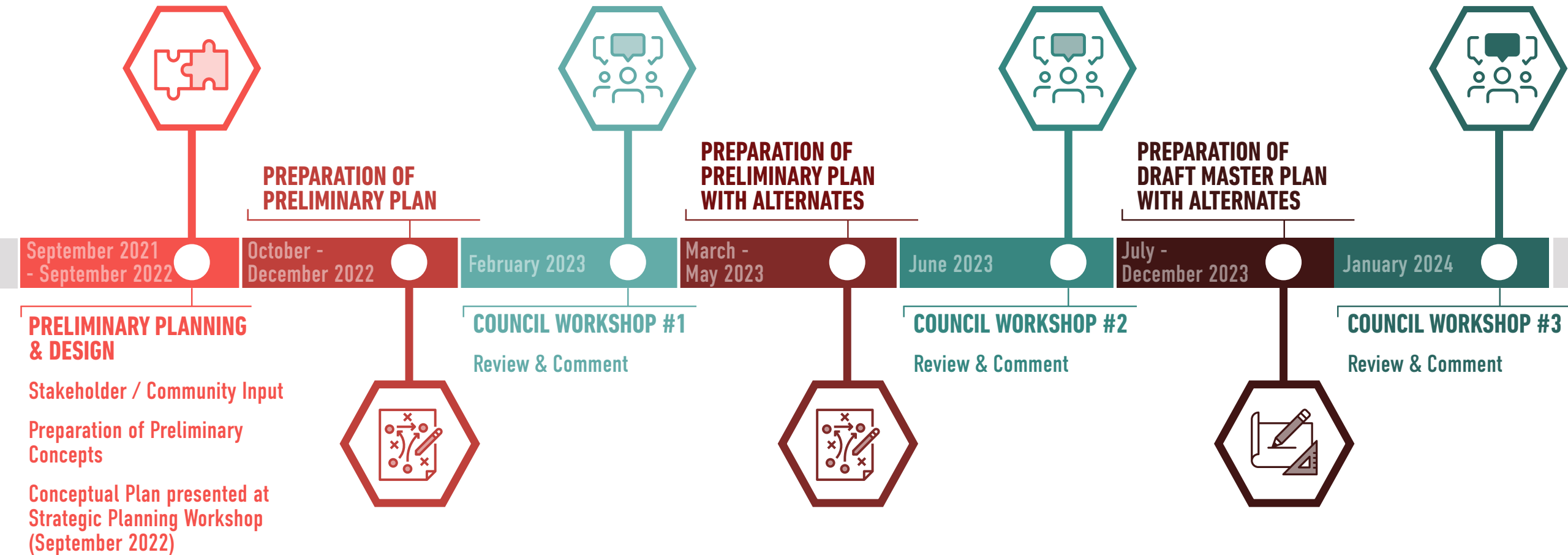
CROSSINGS PARK

TOWN OF HILTON HEAD ISLAND // JANUARY 2024
PARK MASTER PLAN REVIEW

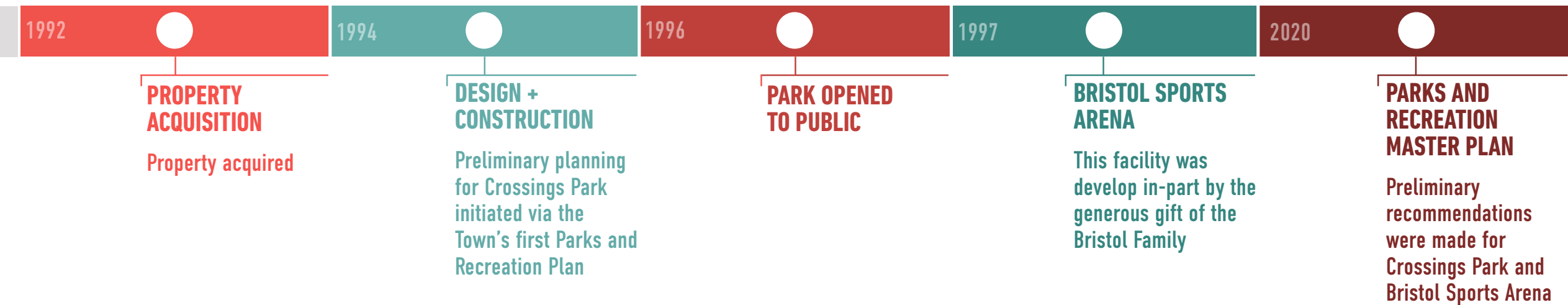
| AGENDA

- **PROJECT PROCESS**
- **SITE HISTORY**
- **EXISTING CONDITIONS**
- **PRELIMINARY PLANS**
 - + FEBRUARY 2023
 - + INPUT AND FEEDBACK
 - + JUNE 2023
 - + INPUT AND FEEDBACK
- **ASSESSMENT**
- **DRAFT MASTER PLAN**
- **NEXT STEPS**

| PROJECT PROCESS



CROSSINGS PARK TIMELINE



EXISTING CONDITIONS

- BRISTOL SPORTS ARENA
- SKATE PARK
- MULTI-USE FIELD
- PICNIC MEADOW
- PLAYGROUND
- WETLAND PRESERVE
- BALLFIELDS (3 TOTAL)
 - (2) 210 FT. OUTFIELD
 - (1) 290 FT. OUTFIELD



PRELIMINARY PLAN

FEBRUARY 2023

- BRISTOL SPORTS ARENA (COVERED)
- SKATE PARK
- DOG PARK
- PICNIC MEADOW
- DESTINATION PLAYGROUND
- WETLAND PRESERVE
- BALLFIELDS (5 TOTAL)
 - (4) 210 FT. OUTFIELD
 - (1) 300 FT. OUTFIELD
- CHAMPIONS WALK + PLAZA
- PUMP TRACK
- ARROW ROAD MID-BLOCK CROSSING



PRELIMINARY PLAN

INPUT AND FEEDBACK

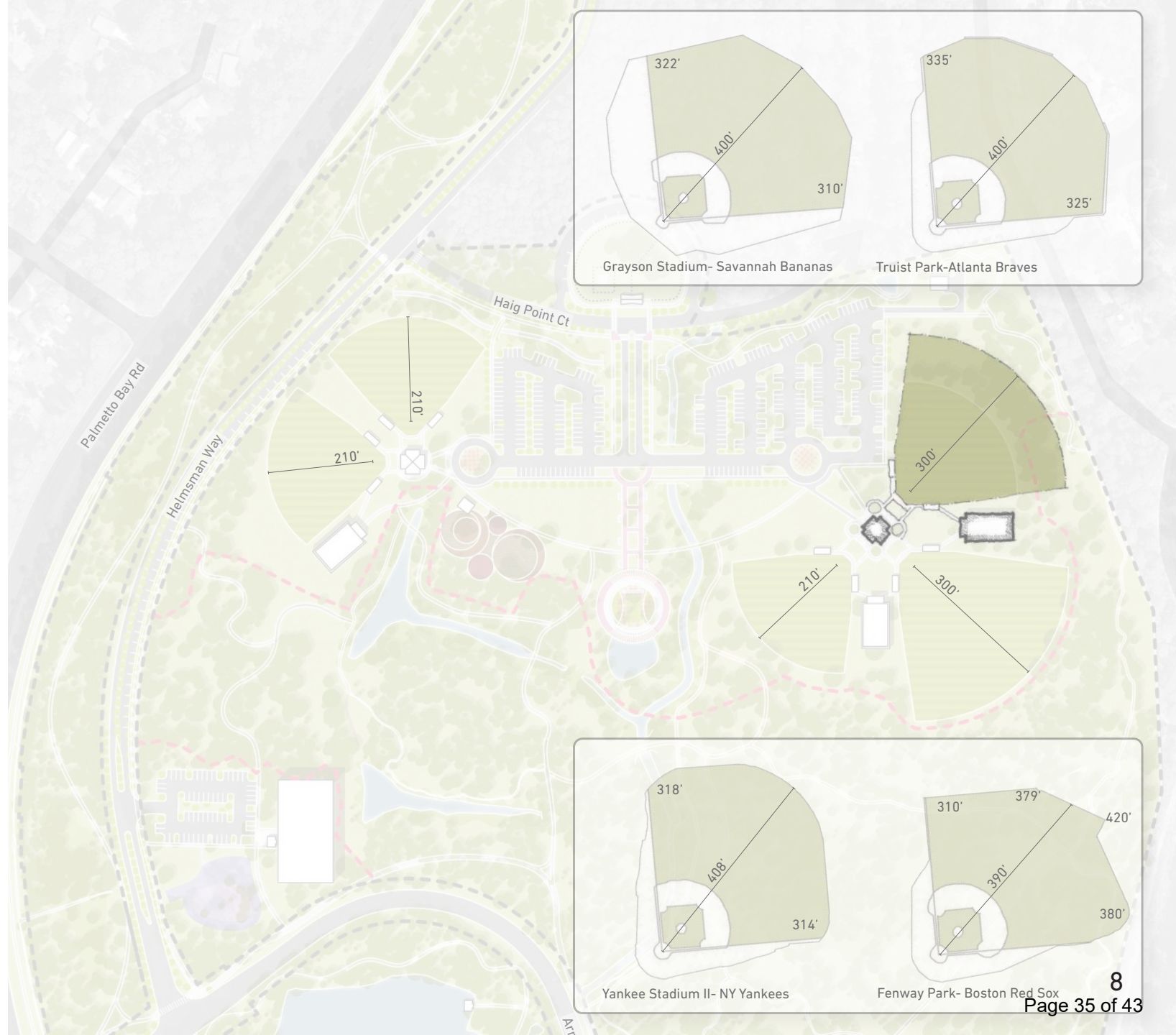
- EXPLORE OPPORTUNITY TO INCLUDE SECOND 300' FIELD
- EXPLORE OPPORTUNITY TO INCLUDE 400 FT. BALLFIELD
- SHIFT LOCATION OF MID-BLOCK CROSSING AND ASSOCIATED VEHICULAR PARKING TO ADDRESS SAFETY CONCERNS RAISED BY COUNCIL



ASSESSMENT

EXPANDED BALLFIELD FACILITY

CROSSINGS PARK
JANUARY 2024



PRELIMINARY PLAN

JUNE 2023

- BRISTOL SPORTS ARENA (COVERED)
- SKATE PARK
- DOG PARK
- PICNIC MEADOW
- DESTINATION PLAYGROUND
- WETLAND PRESERVE
- BALLFIELDS (5 TOTAL)
 - (4) 210 FT. OUTFIELD
 - (1) 300 FT. OUTFIELD
- CHAMPIONS WALK + PLAZA
- PUMP TRACK
- ARROW ROAD MID-BLOCK CROSSING

CROSSINGS PARK
JANUARY 2024



PRELIMINARY PLAN

INPUT AND FEEDBACK

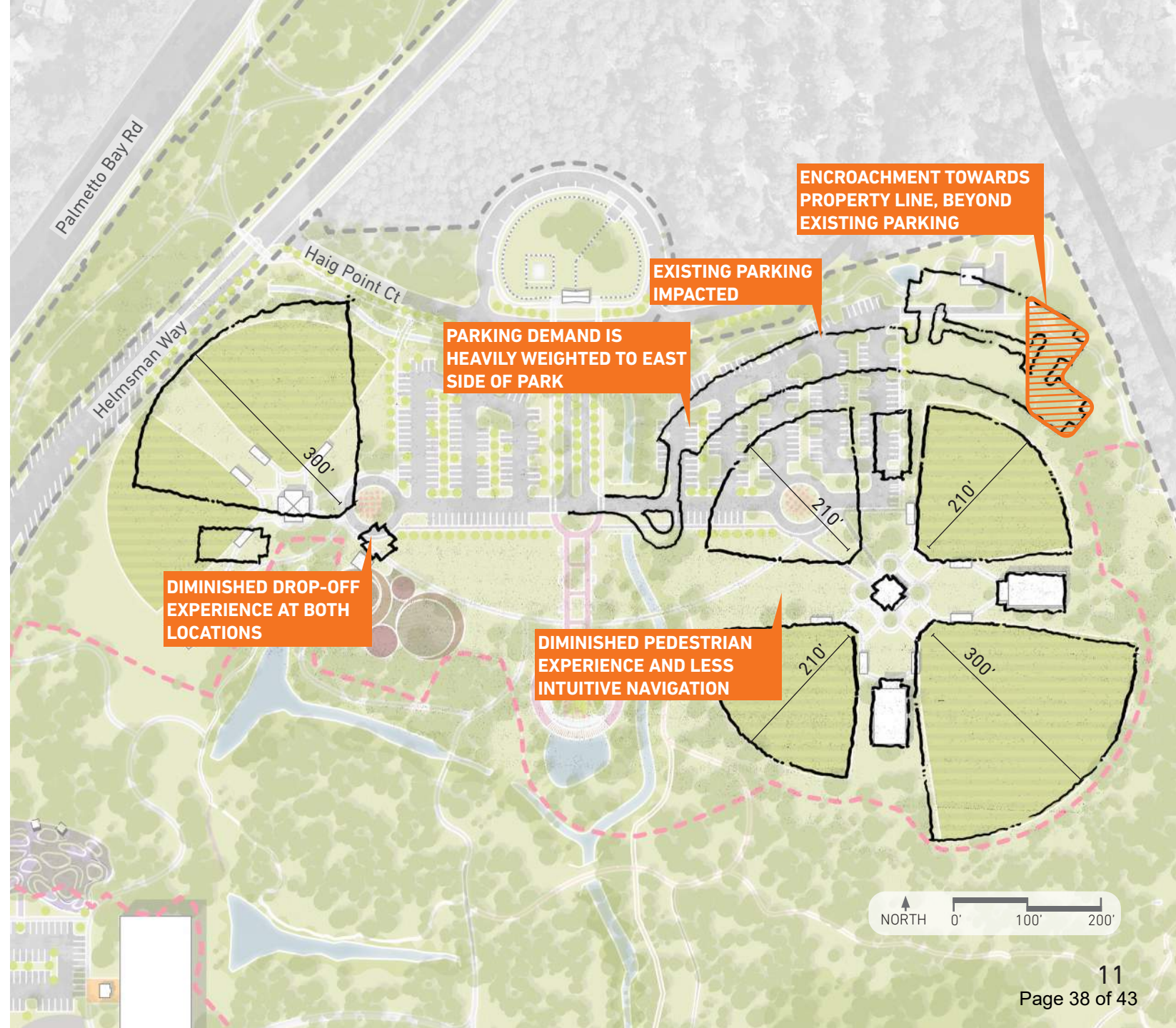
- PROVIDE (12) PICKLEBALL COURTS IN CLOSE PROXIMITY TO PARKING
- INCLUDE PUMP TRACK NEAR SKATE PARK AND BRISTOL SPORTS ARENA
- REVIEW THE OPPORTUNITY FOR CONNECTING PATHWAYS WITH A CROSSWALK AT THE INTERSECTION OF ARROW ROAD AND HELMSMAN WAY
- PROVIDE ANGLED PARKING ALONG BOTH SIDES OF HELMSMAN WAY
- PROVIDE PATHWAY ALONG HELMSMAN WAY TO PALMETTO BAY MARINA
- EXPLORE ALTERNATE PARKING CONFIGURATIONS AT BASEBALL FIELDS
- EXPLORE AN OPPORTUNITY TO INCLUDE AN ADDITIONAL 300 FT. BALLFIELD, INSTEAD OF 400 FT. BALLFIELD AWAY FROM THE EAST PROPERTY BOUNDARY
- WEXFORD EXPRESSED CONCERN TO PROTECT TREELINE / BUFFER ALONG PROPERTY LINE



ASSESSMENT

ALTERNATE 1

- ASSESS ADDITIONAL 300 FT. FIELD AS PART OF THE (5) BALLFIELDS



ASSESSMENT

ALTERNATE 2

- ASSESS ADDITIONAL 300 FT. FIELD AS PART OF THE (5) BALLFIELDS

RIGHT FIELD FENCE
REDUCED TO 275 FT.
NETTING WOULD BE
REQUIRED

IMPACT TO COVENANT
BOUNDARY AND EXISTING
WETLANDS



DRAFT MASTER PLAN

JANUARY 2024

- BRISTOL SPORTS ARENA (COVERED)
- SKATE PARK
- DOG PARK
- PICNIC MEADOW
- DESTINATION PLAYGROUND
- WETLAND PRESERVE
- BALLFIELDS (5 TOTAL)
 - (4) 210 FT. OUTFIELD
 - (1) 300 FT. OUTFIELD
- CHAMPIONS WALK + PLAZA
- PUMP TRACK
- ARROW ROAD MID-BLOCK CROSSING
- INTERSECTION IMPROVEMENTS TO CROSS ARROW ROAD AT HELMSMAN WAY
- PICKLEBALL COURTS (12)
- HELMSMAN WAY ON-STREET ANGLED PARKING
- PATHWAY TO PALMETTO BAY MARINA



PARKING

PARKING PROVISION NORTH: 288 SPACES

PARKING DEMAND NORTH: 236 SPACES

(ASSUMES 80% OF TOTAL DEMAND)

APA STANDARDS:

BALLFIELD: 250 SPACES

PLAYGROUND: 10 SPACES

DOG PARK: 15 SPACES

NATURE PARK: 20 SPACES

PARKING PROVISION SOUTH: 116 SPACES

PARKING DEMAND SOUTH: 136 SPACES

(ASSUMES 80% OF TOTAL DEMAND)

APA STANDARDS:

NATURE PARK: 30 SPACES

SKATE PARK: 20 SPACES

PUMP TRACK: 20 SPACES

SINGLE TRACK PATH: 10 SPACES

SPORT COURT: 30 SPACES

PICKLEBALL: 60 SPACES

ON-STREET EVENT PARKING: 110 SPACES

EXISTING PARKING TOTAL: 336 SPACES

PARKING PROVISION TOTAL: 514 SPACES

PARKING DEMAND TOTAL: 372 SPACES



DRAFT MASTER PLAN

JANUARY 2024



| NEXT STEPS

- **PARKS & RECREATION COMMISSION FOR RECOMMENDATION**
(FEBRUARY 2024)
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(FEBRUARY - MARCH 2024)
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(MARCH 2024)
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(SPRING - FALL 2024)