



Town of Hilton Head Island  
**Planning Commission Meeting**  
**Wednesday, September 16, 2020 – 9:00 a.m.**  
**AGENDA**

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This meeting is being conducted virtually in accordance with Town Council Emergency Ordinance 2020-17 and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

1. **Call to Order**
2. **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.
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Minutes**
  - a. Special Meeting of August 19, 2020
  - b. Special Meeting of August 26, 2020
  - c. Special Meeting of September 2, 2020
6. **Unfinished Business**
7. **New Business**
  - a. **Public Hearing**  
**Our Plan:** The Planning Commission will review and consider a recommendation to the Town Council on Our Plan, the Town's 2020 to 2040 Comprehensive Plan, for adoption.
8. **Citizen Comments**
9. **Commission Business**
10. **Chairman's Report**
11. **Committee Reports**
12. **Staff Report**
13. **Adjournment**

Public comments concerning New Business can be submitted electronically via the Town's Virtual Town Hall public comment portal at <https://hiltonheadislandsc.gov/opentownhall/>. The

portal will close at **Noon** the day prior to the scheduled meeting. Citizens may also call (843) 341-4684 to sign up to comment live on New Business during the meeting by phone. The sign up period will close at **Noon** the day prior to the scheduled meeting. All comments will be provided to the Commission for review and made part of the official record.

**Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.**



Town of Hilton Head Island  
**Planning Commission Special Meeting**  
August 19, 2020 at 9:00 a.m. Virtual Meeting  
**MEETING MINUTES**

**Present from the Commission:** Chairman Peter Kristian, Vice Chairman Lavon Stevens, Leslie McGowan, Mark O'Neil, Alan Perry, Michael Scanlon, Todd Theodore, Stephen Alfred

**Absent from the Commission:** None

**Present from Town Council:**

**Present from Town Staff:** Shawn Colin, Director of Community Development; Anne Cyran, Senior Planner; Taylor Ladd, Senior Planner; Teri Lewis, Deputy Director of Community Development; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Jennifer Ray, Deputy Director of Community Development; Stephen Ryan, Staff Attorney; Eileen Wilson, Senior Administrative Assistant; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Kristian called the meeting to order at 9:00 a.m.

**2. 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 Town of Hilton Head Island requirements.

**3. Recognition of Outgoing Planning Commissioner Caroline McVitty** – Chairman Kristian and the Commissioners presented remarks in appreciation to Ms. McVitty for her service on the Planning Commission and continued service as a member of the Gullah Geechee Land & Cultural Preservation Task Force. Ms. McVitty thanked the Commission for their remarks.

**4. Swearing in Ceremony for New Commissioner Stephen Alfred**

Stephen Ryan, Staff Attorney, performed the swearing in ceremony for newly appointed Commissioner Stephen Alfred.

**5. Roll Call** – See as noted above.

**6. Approval of Agenda**

Chairman Kristian asked for a motion to approve the agenda. Commissioner Perry moved to approve. Commissioner Alfred seconded. By way of roll call, the motion passed with a vote of 8-0-0.

**7. Approval of Minutes**

**a. Special Meeting of July 15, 2020**

Chairman Kristian asked for a motion to approve the minutes of the July 15, 2020 special meeting. Commissioner McGowan moved to approve. Commissioner O'Neil seconded. By way of roll call, the motion passed with a vote of 8-0-0.

## 8. Citizen Comments

Public comments concerning business items were to be submitted electronically via the Town's Open Town Hall portal. All comments were provided to the Commission and made a part of the official record. Citizens were provided the option to sign up for public comment participation by phone during the meeting. Six members of the public signed up to speak during the public hearing on Workforce Housing LMO Amendments.

## 9. Unfinished Business – None

## 10. New Business

### a. Public Hearing

**Workforce Housing LMO Amendments** – The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, and 10 of the Land Management Ordinance (LMO) to add and revise the following sections:

Section 16-2-103.G.2.b: add conversion of any structure to Mixed-Use that includes Workforce Housing as a Minor Development Plan approval; Section 16-3-104 paragraphs E, F, and G: add Workforce Housing as a Permitted Subject to Use-Specific Conditions use in the RM-4, RM-8, and RM-12 zoning districts and add a footnote regarding density related to workforce housing; Section 16-3-105 paragraphs B, G, J, and L: change Mixed-Use from a Permitted use to a Permitted Subject to Use-Specific Conditions use in the CR, MF, NC, and RD zoning districts and add a footnote for development converting nonresidential square footage to residential use; Section 16-3-105.C: add Mixed-Use, Multifamily, and Workforce Housing as Permitted Subject to Use-Specific Conditions uses and establish a maximum density for residential uses in the CC zoning district, add a footnote regarding density related to workforce housing, add a footnote for development converting nonresidential square footage to residential use, and add a footnote related to parking requirements for Mixed-Use development; Section 16-3-105 paragraphs D, F, I, M, and O: change Mixed-Use from a Permitted use to a Permitted Subject to Use-Specific Conditions use and add Workforce Housing as a Permitted Subject to Use-Specific Conditions use in the LC, MS, MV, SPC, and WMU zoning districts, add a footnote regarding density related to workforce housing, add a footnote for development converting nonresidential square footage to residential use, and add a footnote related to parking requirements for Mixed-Use development; Section 16-3-105.H: add Mixed-Use, Multifamily, and Workforce Housing as Permitted Subject to Use-Specific Conditions uses and establish a maximum density for residential uses in the MED zoning district, add a footnote regarding density related to workforce housing, add a footnote for development converting nonresidential square footage to residential use, and add a footnote related to parking requirements for Mixed-Use development; Section 16-3-105.K: add Mixed-Use and Workforce Housing as Permitted Subject to Use-Specific Conditions uses in the PD-1 zoning district, add a footnote regarding density related to workforce housing, and add a footnote for development converting nonresidential square footage to residential use; Section 16-3-105.N: add Mixed-Use and Workforce Housing as Permitted Subject to Use-Specific Conditions uses in the S zoning district, add a footnote regarding density related to workforce housing, add a footnote for development converting nonresidential square footage to residential use, and add a footnote related to parking requirements for Mixed-Use development; Table 16-4-102.A.6: change or add Multifamily, Mixed-Use, and Workforce Housing as Permitted Subject to Use-Specific Conditions uses in certain zoning districts; Section 16-4-102.B.1.a: add use-specific conditions for Mixed-Use development;

Section 16-4-102.B.1.b: add a use-specific condition for Multifamily development in the CC zoning district; New Section 16-4-102.B.1.d: create use-specific conditions for Workforce Housing development; New Section 16-4-105: create Workforce Housing Program including provisions for density, unit standards, income and employment regulations, occupancy and eligibility requirements, sale and resale prices, and rental rates; Table 16-5-107.D.1: add parking requirements for Workforce Housing and a footnote regarding parking requirements for Mixed-Use and Multifamily development containing Workforce Housing; New Section 16-10-102.B.1: add commercial conversion to the rules of measurement including minimum unit sizes; Section 16-10-103.A: add Workforce Housing to the description and use type, and create a definition under residential uses; Table 16-10-104: add abbreviations for Area Median Income (AMI), Certificate of Eligibility (COE), U.S. Department of Housing and Urban Development (HUD), and Workforce Housing (WFH); and Section 16-10-105: add definitions for Area Median Income, Density Bonus, Household, and Household Income.

Chairman Kristian asked Jayme Lopko to make a presentation. Ms. Lopko presented the Workforce Housing LMO Amendments as described in the Commission's agenda package. Staff recommends the Planning Commission review the proposed Workforce Housing (WFH) Land Management Ordinance (LMO) amendments and forward a recommendation of approval to Town Council.

Chairman Kristian opened the public hearing to members of the public that signed up to address the Commission. Ms. Alina Rodriguez expressed concern for building more structures, allowing more density, and creating more traffic in the areas of the Sea Pines Circle and Coligny. Ms. Ann King asked for clarification on whether Marshland Road is included in the amendments. Ms. Karen Garzoni expressed opposition to amend the LMO to allow Workforce Housing. Mr. Robert Iulo expressed that the commercial park of Finch Street and the frontage of Beach City Road which belongs to the Property Owners Association should be excluded from the amendments. Ms. Beryl Title asked for clarification on how the Town will ensure workforce housing units will remain as workforce housing and not sold for market rate profit. Mr. Tag Segars signed up to speak, but was not in attendance.

The Commission made comments and inquiries regarding: compliments to Staff and the LMO Committee on their work; appreciation to the public for their input; impacts of increasing the number of units along the Pope Avenue corridor; implementing workforce housing on properties within the Historic Neighborhoods district; the criteria for a property owner to apply to use workforce housing; whether renting manufactured homes on a parcel are an option; that, if the use is under- or over-utilized, the LMO can be changed through the standard public process; annual renewals of rental agreements or sale of property; that workforce housing encourages diversity of culture, age, and occupations; the number of workers that can be helped by this proposal; concern for overcrowding of units; concerns of developer bankruptcy or foreclosure of individual owners; and that traffic on the Island will be reduced if workers live and work on the Island. Following the discussion, Chairman Kristian asked for a motion.

Commissioner Scanlon moved to recommend the Planning Commission forward the proposed Workforce Housing (WFH) Land Management Ordinance (LMO) amendments with a recommendation of approval to Town Council, with the following changes:

- Consider permitting WFH on properties between William Hilton Parkway and Pembroke Drive, as well as properties along Gardner Drive and Leg O'Mutton Road.
- Consider updating the purpose statement for zoning districts where WFH will be permitted to include a reference to residential or WFH use in the district.

Commissioner McGowan seconded. By way of roll call, the motion passed with a vote of 8-0-0.

## 11. Staff Reports

### a. Update on CIP

Mr. Liggett presented an update. The Commission made remarks regarding the process and commended Mr. Liggett for his work. The CIP recommendations will on an upcoming agenda for the full Commission's review.

- ### b. Update on Our Plan
- Staff will present the second of two information sessions on Our Plan. The second session will provide a closer look at the Core Values, Parks and Recreation, and Our Priority Investment (CIP) chapters. Staff will also provide an update on its adoption and timeline.

Ms. Ladd presented update. The Commission made remarks regarding the process and commended Ms. Ladd, the Our Plan Development Team, and work groups for their work on the Our Plan. Ms. Ladd outlined the next steps and upcoming meeting schedule to forward the Our Plan to Town Council for adoption.

## 12. Adjournment

The meeting was adjourned at 11:22 a.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** [DATE]



Town of Hilton Head Island  
**Planning Commission**  
**Our Plan Workshop with Town Council**  
Wednesday, August 26, 2020 at 9:00 a.m. Virtual Meeting

## **MEETING MINUTES**

**Present from the Commission:** Chairman Peter Kristian, Vice Chairman Lavon Stevens, Leslie McGowan, Mark O'Neil, Alan Perry, Michael Scanlon, Todd Theodore, Stephen Alfred

**Absent from the Commission:** None

**Present from Town Council:** Mayor John McCann, Marc Grant, Bill Harkins, David Ames, Tamara Becker, Tom Lennox, Glenn Stanford

**Present from Town Staff:** Shawn Colin, Director of Community Development; Anne Cyran, Senior Planner; Taylor Ladd, Senior Planner; Teri Lewis, Deputy Director of Community Development; Rene Phillips, Website Administrator; Jennifer Ray, Deputy Director of Community Development; Stephen Ryan, Staff Attorney; Krista Wiedmeyer, Executive Assistant/Town Clerk; Eileen Wilson, Senior Administrative Assistant; Teresa Haley, Senior Administrative Assistant

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### **1. Call to Order**

Chairman Kristian called the meeting to order at 9:02 a.m.

**2. 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 Town of Hilton Head Island requirements.

**3. Roll Call –** See as noted above.

### **4. Our Plan Discussion**

Chairman Kristian welcomed everyone to the meeting and presented opening remarks on the Our Plan discussion. Ms. Ladd presented various aspects of the Our Plan beginning with the process and compliance with State requirements, the Our Plan structure and layout, community alignment, and managing the process. Mr. Carstens presented statements on the Our Plan Development Team's work throughout the process.

Chairman Kristian opened the discussion to members of Town Council and members of the Commission. The Town Council Members and Commissioners made comments and inquiries regarding: the Gullah community should be featured more in the plan and have a section that speaks specifically to Gullah Geechee issues; more information on the Goodwill Church; many private pathways on the Island within gated communities are part of roadways and not separated paths; the pathway goals do not include references to safety; why Lowcountry Celebration Park is classified as a regional park; why a regional park is needed; best-in-class should be defined; more information is needed to identify how the recommendations and action items connect to the Parks and Recreation goals and to each other; the chapter on infrastructure should contain more support to the future reconstruction of the U.S. 278 bridge; why is pickleball not included in the NRPA park metrics; greenways should be considered in the pathways goal for Parks and Recreation; consider breaking down the goals, strategies,

and tactics into a condensed version; include a chart showing how the nine elements are cohesive; include reference to potable water source and capacity; recycling should be addressed in the plan; and some minor corrections to certain sections and pages were noted.

Ms. Ladd stated public comments concerning Our Plan were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at noon yesterday. All comments were provided to the Commission for review and made a part of the official record. Citizens were provided the option to comment on Our Plan during the meeting by phone. There was one request from a citizen to speak on Our Plan.

Chairman Kristian opened the meeting for public comments. Mr. Bob Soltys thanked the Commission, Town Staff, and various groups for their work on the Our Plan. Mr. Soltys, on behalf of the HHI Pickleball Club, presented statements in support of expanding pickleball play on the Island. Following the public comment, Chairman Kristian offered closing remarks and thanked all for participating in today's workshop.

**5. Citizen Comments**

Citizens who wanted to address the Commission on general Planning Commission business were to contact the Commission Secretary prior to noon yesterday. There were no requests from citizens to speak on general Commission business.

**6. Adjournment**

The meeting was adjourned at 11:09 a.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** [DATE]





Town of Hilton Head Island  
**Planning Commission Meeting**  
September 2, 2020 at 9:00 a.m. Virtual Meeting  
**MEETING MINUTES**

**Present from the Commission:** Chairman Peter Kristian, Vice Chairman Lavon Stevens, Leslie McGowan, Mark O'Neil, Alan Perry, Michael Scanlon, Todd Theodore, Stephen Alfred

**Absent from the Commission:** None

**Present from Town Council:** Bill Harkins, Tom Lennox, Glenn Stanford

**Present from Town Staff:** Shawn Colin, Director of Community Development; Anne Cyran, Senior Planner; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Josh Gruber, Assistant Town Manager; Stephen Ryan, Staff Attorney; Eileen Wilson, Senior Administrative Assistant; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Kristian called the meeting to order at 9:00 a.m.

**2. 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 Town of Hilton Head Island requirements.

**3. Roll Call** – See as noted above.

**4. Approval of Agenda**

Chairman Kristian asked for a motion to approve the agenda. Commissioner Alfred moved to approve. Commissioner McGowan seconded. By way of roll call, the motion passed with a vote of 8-0-0.

**5. Approval of Minutes** – None

**6. Unfinished Business** – None

**7. New Business**

**a. Recommendation of Proposed CIP Fiscal Year 2021 Priority Projects to Town Council**

Chairman Kristian invited Commissioner Theodore, Chairman of the CIP Committee, to present opening remarks on the agenda item. Commissioner Theodore shared brief remarks and then Mr. Liggett presented the recommendations as described in the CIP Committee Meeting Report Memo and the Fiscal Year 2021 CIP Committee Proposed Priority Projects. The Commission and Mr. Liggett discussed each of the proposed priority projects under Pathways, Roadway Improvements, Park Development, Existing Facilities & Infrastructure, New Facilities, and Beach Maintenance. The Commission provided comments on each project and emphasized those projects of highest importance.

Chairman Kristian addressed public comment participation options. Public comments concerning business items were submitted electronically via the Town's Open Town Hall portal. All comments were provided to the Commission and made a part of the official

record. Citizens were provided the option to sign up for public comment participation by phone during the meeting. Chairman Kristian opened the meeting to members of the public that signed up to address the Commission via phone.

Ms. Heather Rath thanked the Commission for their support of the Bicycle Advisory Committee project and thanked Mr. Liggett for continued support of getting Main Street turned over to the Town.

Mr. Frank Babel, on behalf of the Bicycle Advisory Committee (BAC), expressed support for the proposed priority projects and thanked the Commission, CIP Committee, and Mr. Liggett for their work. Mr. Babel expressed concern that certain funds could become tied up if used exclusively to support single crosswalk lane projects. The BAC recommends the Town undertake a study of lighting for crosswalks, intersections, and certain pathways, and come up with plan to address them.

The Commission and Mr. Liggett continued the discussion of the proposed priority projects. Following the discussion, Chairman Kristian asked for a motion.

Commissioner Scanlon moved to recommend the CIP Fiscal Year 2021 Priority Projects to Town Council for approval, noting Main Street Rehabilitation as a high priority. Commissioner Alfred seconded. By way of roll call, the motion passed with a vote of 8-0-0.

#### **8. Citizen Comments**

Citizens were provided the opportunity to give comments on general Planning Commission business during the meeting by phone. There were no requests from citizens to speak on general Commission business.

#### **9. Commission Business – None**

#### **10. Chairman’s Report – None**

#### **11. Committee Reports**

The Gullah Geechee Land & Cultural Preservation Task Force recently approved a recommendation for Historic Neighborhoods Preservation Overlay (HNP-O) District. The recommendation will be on an upcoming meeting of the LMO Committee.

The LMO Committee recently scheduled two upcoming meetings on September 16 at 2 p.m. and September 23 at 9 a.m. The Committee is scheduled to review the HNP-O amendments and dirt road amendments.

#### **12. Staff Report**

The Commission’s next meeting is scheduled for September 16 at 9 a.m. for the public hearing on Our Plan. The Commission’s two meetings in October will be combined into one, which will be held on October 14 at 9 a.m. Staff will poll the Commissioners later today for their availability and confirm once the meeting has been set.

#### **13. Adjournment**

The meeting was adjourned at 10:03 a.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** [DATE]



# **TOWN OF HILTON HEAD ISLAND**

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## *Community Development Department*

**TO:** Planning Commission  
**VIA:** Shawn Colin, *AICP, Director of Community Development*  
**VIA:** Jennifer Ray, *ASLA, Deputy Director of Community Development*  
**FROM:** Taylor Ladd, *Senior Planner*  
**CC:** Teri Lewis, *AICP, Deputy Director of Community Development*  
**DATE:** September 4, 2020  
**SUBJECT:** Our Plan, Town of Hilton Head Island 2020-2040 Comprehensive Plan

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**Recommendation:** The Comprehensive Plan Committee recommends that the Planning Commission recommend *Our Plan* for adoption by Resolution to the Town Council.

The Development Team met on August 12, 2020, and voted 7-0 to recommend the Comprehensive Plan Committee forward *Our Plan* to the Planning Commission and consider the attached comments as discussed during the meeting (Exhibit A).

The Comprehensive Plan Committee met on August 25, 2020, and voted 3-0 to recommend the Planning Commission adopt a resolution recommending *Our Plan* for adoption by Town Council with the suggested edits included in Exhibit A.

The Planning Commission hosted a workshop with Town Council on August 26, 2020 to discuss *Our Plan*. No action was taken, however several comments were submitted to consider for additions or revisions to the plan (Exhibit B).

**Summary:** Adoption of *Our Plan* will meet the requirements of the State's Comprehensive Plan Enabling Legislation and will provide a foundation for the Island's growth and development.

As the 2020 to 2040 Comprehensive Plan for the Town of Hilton Head Island, *Our Plan* provides a baseline of existing conditions and outlines goals, strategies, and tactics for the future of the Town and Island community. It also serves as a tool for the Town and community leaders to strengthen and preserve the Island culture, image, character, and unique sense of place.

**Background:** The Town's Our Future community engagement initiative developed the Vision for *Our Plan*. The Town's preferred future is to focus on the revitalization and modernization of its economy and infrastructure while building an inclusive and diverse community. A cross section of the environment, society, and the economy defines sustainability for *Our Plan*, where a community balanced in these three things has viable economic development, a resilient built

environment, and equitable social conditions. *Our Plan* will help to usher this vision forward by directing the Town's focus and parameters for future policy and decision making.

On September 27, 2018, the Public Planning Committee adopted the Principles and Process to guide development of *Our Plan*.

On April 2, 2019, Town Council approved a Resolution creating the Development Team as an ad hoc committee of the Planning Commission to support the development of *Our Plan*.

The Development Team, which began meeting in May of 2019, met eleven times over the course of the *Our Plan* initiative, and ensured that the adopted Principles and Process were followed, and that there was meaningful coordination between the *Our Plan* Work Groups.

*Our Plan* Work Groups held over 90 public meetings in 2019, and reconvened in March 2020 to review the drafted Core Value chapters. The Parks and Recreation Task Group met in July 2020 to review the drafted Section 4.0, Parks + Recreation.

Staff coordinated the Development Team, Work Groups, and Park and Recreation Task Group with comprehensive community engagement activities, and delivered the draft for *Our Plan*.

Attachments:

Exhibit A, *Development Team Comments*

Exhibit B, *Our Plan Workshop Comments*

Exhibit C, *Our Island's Gullah Community, Supplement for Section 2.0, Cultural Resources (Reference Exhibit B Item 10.1.2)*

Exhibit D: *Revised Parks + Recreation Section 4.7, Recommendations and Action Items (Reference Exhibit B Item 11.4.1)*

Exhibit E: *Proposed Section 3.2, The Elements and Core Values (Reference Exhibit B Item 14.1.1)*

Exhibit F: *Our Plan Typographic and Editorial Corrections Proposed by Staff*

## Exhibit A

### Development Team Comments

The following items were discussed by the Development Team at their meeting on August 12, 2020. In this exhibit, staff has provided a response and proposed Our Plan revisions per the Development Team comments for the Comprehensive Plan Committee's consideration.

#### 1. Housing

1.1. **Comment:** Clarify what is meant by "vacancy" in terms of its meaning and use in Section 2.0, Housing Element.

1.1.1. Add definition and description for "vacancy" on page 62 and in Section 6.1, Definitions: In the context of housing demographic data and for municipal statistical analysis purposes, vacancy means a housing unit that is not occupied full time. Vacant housing units are either occupied part time as a second home or short term rental unit.

1.2. **Comment:** Suggest addition of a graphic about the 4% and 6% tax designations for properties on the Island that can be used as a baseline for the community.

1.2.1. Add to Section 2.0, Housing Element, information about the property tax designations with a graphic or map depicting how it is distributed on the Island. This could be added

#### 2. Healthcare

2.1. **Comment:** Data from Table 2.7 on page 71 suggest healthcare is one of the top 5 employment industry sectors on the Island. Healthcare should be better represented in Our Plan.

*Where Healthcare is addressed in Our Plan:*

- a. Section 2.0, Community Facilities and Economic Development Elements
  - b. Section 3.0, Chapter 1, Excellence: Key Ideas Shaping Excellence
  - c. Section 3.0, Chapter 2, Economy: Overview, Strategy 5.3 (healthy aging), Strategy 5.4
  - d. Section 3.0, Chapter 4, Inclusive: Key Ideas Shaping Our Inclusive Community, Opportunities for our Inclusive community, Goal 7 Keyword is Healthcare
  - e. Section 3.0, Chapter 5, Connected: Strategy 4.2 (aging in place)
  - f. Section 3.0, Chapter 6, Regional: Key Ideas Shaping Our Regional Focus
  - g. Definition for Housing, page 184.
- 2.1.1. Add a definition for healthcare as a reference in Section 3.0, Chapter 4, Inclusive, and in Section 6.1, Definitions: Healthcare for Our Plan encompasses the land use, economic development, and community facility components of the healthcare industry for the Island and region. While the Town's jurisdictional duties do not fall within the realm of healthcare, actions can be taken by the Town to bolster future development through Land Use

regulations and economic development engagement to promote private sector investment.

- 2.1.2. Add Excellence Strategy 2.12: Recognize the importance of the private healthcare sector to the Island's economy and quality of life through continued consideration for ways to bolster advancements and private investment.
- 2.1.3. Add Economy Strategy 6.5: Continue to advance opportunities where possible for the Town to have a role in the workforce development and private sector investment in the healthcare industry.
- 2.1.4. Revise Inclusive Strategy 7.3: Foster an environment that will promote innovation and private sector investment in the local healthcare industry ~~that can facilitate advancements such as telemedicine.~~ to attract a qualified and talented work force and provide opportunities for expanding the industry through land use regulations.
- 2.1.5. Revise Regional Strategy 1.4: Develop programs and policies to encourage the private sector to become involved in addressing issues such as housing, climate change, environmental protection, ~~and education,~~ and healthcare across the region.
- 2.1.6. Cross reference Excellence 2.12, Economy 5.4, Economy 6.5, Inclusive Goal 7, and Regional 1.4.

### **3. Workforce Development**

- 3.1. **Comment:** There is a lot of discussion about workforce housing, but Our Plan does not appear to address workforce development.

*Where Workforce Development is addressed in Our Plan:*

- a. Section 3.0, Chapter 2, Economy: Goal 6 Keyword is Workforce.
- 3.1.1. Revise Regional Goal 2 Keyword: Workforce ~~Housing~~
- 3.1.2. Revise Regional Goal 2: ~~To increase supply of workforce housing~~ improve and expand opportunities for workforce development and housing on Hilton Head Island and in the region.
- 3.1.3. Revise Regional Strategy 2.1: Pursue regional cooperation of public, private, and nonprofit agencies in meeting area housing and workforce needs.
- 3.1.4. Add Regional Strategy 2.5: Look for ways to coordinate with regional and local economic development partners to strengthen avenues for workforce development on the Island.
- 3.1.5. Cross reference Economy Goal 6 and Regional Goal 2.

#### **4. Transportation**

4.1. **Comment:** Transportation element is missing from Excellence, which should encompass all the elements. For example, our multi-use pathway network is exceptional and unique and it should be acknowledged through Transportation in Excellence.

4.1.1. Cross reference Excellence Strategy 1.6 to Infrastructure Goal 1.

4.1.2. Cross reference Excellence Tactic 1.6.1 to Infrastructure Strategy 1.3.

#### **5. Technology**

5.1. **Comment:** Does Our Plan address or provide direction for the increased reliance on remote services for Town operations, or for continuing to pursue online municipal services?

*Where this is addressed in Our Plan:*

- a. Section 3.0, Chapter 1, Excellence: Strategy 3.5 and Tactic 3.5.3
- b. Section 3.0, Chapter 5, Connected: Strategy 1.1
- c. Section 3.0, Chapter 7, Infrastructure Goal 7
- d. Section 5.6, Priority Investment Strategy 5.1

5.2. **Comment:** Is there a plan for developing Island-wide internet infrastructure?

- a. The Town works with public and private service providers when necessary and feasible in the development of internet access and cellular infrastructure for the Island.

#### **6. Education**

6.1. **Comment:** Things that make real communities include having a good education and recreation system and good healthcare.

- a. **Staff Comment:** The discussion about education should be expanded in concert with additional information being added about healthcare.

6.1.1. Add a definition for education as a reference in Section 3.0, Chapter 4, Inclusive, and in Section 6.1, Definitions: Education for Our Plan encompasses the land use, economic development, and community facility components of the education sector for the Island and region. While the Town's jurisdictional duties do not fall within the realm of education, actions can be taken by the Town to bolster future development through Land Use regulations and economic development engagement to promote private sector investment and to partner with the Beaufort County School District, USCB, and other private education facilities and programs.

6.1.2. Add Excellence Strategy 2.13: Recognize the importance of the public and private education sector to the Island's economy and quality of life through continued consideration for ways to bolster education opportunities, partnerships, and private investment.

6.1.3. Cross reference Excellence Strategy 2.13 and Inclusive Goal 1.

## **7. Disaster Mitigation (Resilience)**

7.1. **Comment:** Disaster mitigation needs to be a part of the futuristic thinking as far as the plan is concerned.

*Where this is addressed in Our Plan:*

- a. Section 3.0, Chapter 2, Environment: Goal 6
- b. Section 3.0, Chapter 7, Infrastructure: Goal 3
- c. Section 5.6, Priority Investment Goal 3

## **8. Marketing/ Branding**

8.1. **Comment:** Is there potential for Town investment in advertising to attract more residential homebuyers?

*How the Town's scope on this topic is addressed in Our Plan:*

- a. Section 3.0, Chapter 1, Excellence: Opportunities for Excellence, Our Ideals of Excellence, Strategies 1.1, 1.3, 2.10
- b. Section 3.0, Chapter 3, Economy: Goal 3, Strategies 3.2, 4.1, 4.2, 4.3 and Tactic 4.1.1

## **9. Our Plan Language**

9.1. **Comment:** Suggest the use of more proactive or stronger language in the goals, strategies, and tactics to propel the Town or community to do more and take action. This will cause the Town to take a leadership role and ensure we get things done. The use of "encourage" does not seem to be strong enough.

- a. **Staff Comment:** As Our Plan progresses through the adoption process, Planning Commission and Town Council can address if they concur, align with, or want to change language and wording in the plan.



## Exhibit B

### Our Plan Workshop Comments

The following items were discussed by the Planning Commission and Town Council at a workshop held on August 26, 2020. In this exhibit, staff has provided a response and proposed Our Plan revisions per the Planning Commission, Town Council, and public comments for the Planning Commission's consideration.

The numbered sections below carry over from Exhibit A, Development Team Comments, for continuity.

#### 10. Gullah Community

- 10.1. **Comment:** It would be good to see an area in the plan that speaks specifically to Gullah Geechee issues. The Gullah community should be featured more in the plan.

*Where the Gullah Community is addressed in Our Plan:*

- a. Section 2.2, Our History Timeline
- b. Section 2.3, Cultural Resources Element, pages 27-31, 37
- c. Section 3.0, Chapter 1, Excellence: Strategy 2.2
- d. Section 3.0, Chapter 2, Environment: Overview discussion
- e. Section 3.0, Chapter 3, Economy: Goal 4 about Tourism
- f. Section 3.0, Chapter 4, Inclusive: Multiple discussions in chapter, Goal 2, Goal 3, Goal 4, Goal 5, Goal 6, Goal 8
- g. Section 3.0, Chapter 5, Connected: Tactic 4.1.2
- h. Section 3.0, Chapter 7, Infrastructure: Overview discussion

10.1.1. The Gullah Geechee Culture Preservation Report Executive Summary with recommendations will be included in the Our Plan appendix for reference.

10.1.2. A discussion about Our Island's Gullah Community will be added to the Culture Resources element in Section 2.3 after page 27. See Exhibit C for the proposed content.

- 10.2. **Comment:** What is the Goodwill Church listed in the Timeline on page 23 in the 1865 information? Where did this come from?

10.2.1. Further research on this topic shows at some point in time the historic First African Baptist Church assumed the name Goodwill Baptist Church before reverting back to its original name. Goodwill Church was not formed out of the First African Baptist Church.

Revise the first paragraph under 1865 on page 23: Several historic African American churches formed out of this church, including St. James, Goodwill, Central Oak Grove, and Mt. Calvary.

## **11. Parks + Recreation**

11.1. **Comment:** The map of Town parks on page 218 is labelled incorrectly.

11.1.1. The map will be corrected and updated.

11.2. **Comment:** Many private pathways on the Island within gated communities are part of roadways and not actual separated paths.

11.2.1. Add a note to the pathways maps on pages 86 and 227: In some locations on the Island, private pathways are marked sections of roadway where pathway users share the road with motorized vehicles.

11.3. **Comment:** The Park Maintenance discussion on page 223 is inaccurate.

11.3.1. Proposed revision: **Park Maintenance.** Maintenance of parks and recreational facilities is done by both the Town and County through shared informal agreements. The Island Recreation Association also shares in some of the responsibility. The County maintains the active recreation facilities, such as ballfields and multi-purpose fields. The Town's Facilities Management Division maintains the passive parks and beach parks located on Town properties. Table 4.3 lists the current maintenance responsibilities of each entity at specific Island parks. The Town also contracts with Shore Beach Services under a beach patrol franchise agreement to assist with patrolling and servicing the 13 miles of beach. According to the assessment for park maintenance in the Master Plan, the current level of maintenance is inconsistent. There is a high level of expectation by residents and visitors for the Island to have highly maintained parks and recreational facilities. Having a distribution of maintenance across multiple agencies is a major cause for the discrepancies in the delivery of this service. Some parks have a high level of maintenance, and others fall short of public expectations. It is recommended for maintenance responsibilities to be consolidated under one agency. If the opportunity to do this is not possible, the Town will need to investigate creative solutions to ensure park maintenance continues to meet the needs and expectations of the community. Maintaining the expected level of service could impact the fiscal resources of the Town, which also has to be taken into consideration when looking to the Town's Facilities Management Division to assume more responsibility for the parks. As mentioned, the Town should also continue to pursue ownership for all parks on the Island.

11.3.2. Add to the inset about Master Plan Recommendations:

- The Town of Hilton Head Island should take over maintenance of all the parks on the Island with financial assistance from the County. This would require the Town Manager to negotiate an agreement with the County to

take over maintenance of the County park properties located on the Island.

11.3.3. Revise Table 4.3 to reflect current conditions.

11.4. **Comment:** More clarity is needed to identify how Recommendations and Actions Items link to the Parks and Recreation Goals and to each other.

11.4.1. Key the Parks and Recreation Goals and Strategies to the Recommendations and Action Items in Section 4.7. See Exhibit D for the Section 4.7 proposed revision.

11.4.2. Add the following to the end of the second paragraph on page 255: All recommendations and action items are keyed with related Parks + Recreation Goals and Strategies.

11.4.3. Revise the first two sentences in the first paragraph on page 263: Town staff has reviewed the Master Plan, received community input, and developed action items for Town officials to consider in addition to the final recommendations. These action items with the final recommendations officially convey the findings ~~and final recommendations~~ in from the Master Plan that will best serve the interests of the Town for current and future park planning.

11.5. **Comment:** The pathways goals on page 226 does not include “safety.”

11.5.1. Revise:

- to guide the development and maintenance of a multi-use pathway transportation system that provides safe access and mobility throughout the Town
- to educate people about pedestrian and bicyclist transportation and safety
- to reduce traffic volumes by encouraging pathway use
- to provide opportunities for safe recreation and enjoyment for residents and visitors

11.6. **Comment:** Why include future parks on the parks map, page 218.

**Staff Comment:** The projected near future parks for the Island are included on the parks map to account for their inclusion in the “Gap Analysis” discussed on pages 233-235. Future parks proposed for development in the near future (next five years) are included in this analysis to demonstrate the improved level of service their inclusion in the parks system will provide for the Island community.

- 11.7. **Comment:** Why is Lowcountry Celebration Park classified as a “Regional Park?”  
Do we need a “Regional Park?”

*Where this is addressed in Our Plan:*

- a. Section 4.3, Our Parks: Discussion about Park Classifications
- b. Section 4.3, Our Parks: Defined on Table 4.1, NRPA Park Classifications
- c. Section 4.3, Existing Parks: Green text box to the lower right on page 219 discusses classification of Lowcountry Celebration Park as a “Regional Park.”
- d. Section 4.4, Gap Analysis: Page 233, last paragraph, third sentence

**Staff Comment:** Having regional parks is part of a holistic parks and recreation system for the Island. The Island is a destination for visitors from our neighboring municipalities, communities, and counties. There are many parks and open spaces on the Island serving a regional service area. Given the amenities and draw expected for Lowcountry Celebration Park as a place for recreation and as a venue, its location in a popular visitor area on the Island, and the desire to present a well-rounded parks system, staff does not recommend re-classifying Lowcountry Celebration Park to a “community park.” Its cross-over function as a community park for the Island is noted in the text in the last paragraph on page 233. The park is also included in the gap analysis as a functional “community park.”

- 11.8. **Comment:** Why is pickleball not on the NRPA park metrics Table 4.5, page 231?

**Staff Comment:** According to the NRPA, pickleball and golf are not included in the standard analysis method used for park facilities. Instead, the Town has relied on community engagement input to capture well-rounded public preferences.

- 11.9. **Comment:** There does not seem to be any mention of “greenways” in the “Pathways” goal for Parks + Recreation.

*Where Greenways are addressed in Our Plan:*

- a. Section 3.0, Chapter 2, Environment: Tactic 4.2.1
- b. Section 3.0, Chapter 7, Infrastructure: Tactic 1.9.2
- c. Section 4.3, Our Parks: Discussion about Park Classifications
- d. Section 4.4, Multi-use Pathway Network: Discussion about the Town’s pathway network
- e. Section 4.7, Final Recommendations: 1.15, 1.15.1, 1.16, 1.16.2, 1.17, 1.17.1, 2.3, 2.3.1
- f. Section 4.7, Action Items: 1.4

- 11.10. **Public Comment:** There is no pedestrian advocacy. It is an area of opportunity and attention to this by the Town deserves a mention.

*Where pedestrians are addressed in Our Plan:*

- a. Section 3.0, Chapter 5, Connected: Strategy 2.1
- b. Section 3.0, Chapter 7, Infrastructure: Key Ideas Shaping Our Infrastructure, definition for “Multi-Use Pathway Network.”
- c. Section 3.0, Chapter 7, Infrastructure: Goal 1, Definition for Transportation Network
- d. Section 3.0, Chapter 7, Infrastructure: Strategy 1.3, tactics 1.9.7, 1.10.2
- e. Section 4.4, Multi-Use Pathway Network, page 226: Town primary goals for the pathway network
- f. Section 4.5, Bicycle Advisory Committee, page 242
- g. Section 4.6, Parks + Recreation Goals and Strategies: Strategy 5.2, Tactic 5.2.1
- h. Section 4.7, Action Items: Items 2.3.3, 2.3.4

## **12. Best-in-Class**

- 12.1. **Comment:** We need to define what “Class” we are in.

*Where Best-in-Class is addressed in Our Plan:*

- i. Section 6.1, Definitions: Best-in-Class is defined as “a description for the aspirational vision of the Island as state-of-the-art, and having high achievement and recognition, world-class environments, and embodying the three tenets of sustainability.”
- j. Section 6.2, Index: the term has 18 mentions in the Our Plan text
- k. Section 4.6, Parks + Recreation Goal 2 keyword

- 12.1.1. Add the definition in the margin on page 97 at first mention in the text, and on page 251 where is it a keyword in Parks + Recreation.

## **13. Our Plan: Goals, Strategies, and Tactics**

- 13.1. **Comment:** We need a way to break down the goals, strategies, and tactics. The number of these in document seems voluminous. Is there a way to condense this down to a smaller size?

- a. **Staff Comment:** According to staff analysis of the goals, strategies, and tactics in Our Plan, there are several strategies and tactics resulting from current projects, initiatives, or Town operations. Many of these have to be maintained in the Town’s Comprehensive Plan in order to ensure foundational support for continuity of operations and existing initiatives and projects. Not all strategies and tactics are brand new ideas or suggestions.
  - About 53% of the 243 strategies are current projects, initiatives, or operations the Town is already conducting.

- About 43% of the 215 tactics are current projects, initiatives, or operations the Town is already conducting.
  - The 2010-2030 Comprehensive Plan for the Town had 153 goals. Our Plan presents a third of this number with 51 total goals.
- b. **Staff Comment:** Staff is preparing an Our Plan Guidebook. The document will present condensed information about Our Plan and act as a quick reference guide for staff, elected and appointed officials, and the community. Staff is looking into producing an online version of Our Plan to allow real-time tracking for the plan and interactive search features.

## **14. The Elements**

- 14.1. **Comment:** Is there a way to show how the nine elements are integrated? We need a chart to make it clear.

*Where this is addressed in Our Plan:*

- a. Each Chapter includes a matrix drawing comparisons between the Core Value goals and strategies with the elements.
- b. Sections 4.6 and 5.6 include a matrix comparing the Parks + Recreation and Priority Investment goals and strategies with the Cover Values, respectively.
- c. All comparison tables are included in Appendix 7.2.B.

- 14.1.1. Diagrams organizing comparisons for the Core Value goals and strategies by element will be included in the introduction to Section 3.0 as a new Section 3.2, and in the Appendix as a new Section 7.2.C. See Exhibit E for a sample of the proposed Section 3.2, The Elements and Core Values.

## **15. Recycling**

- 15.1. **Comment:** We need to be sure Our Plan addresses recycling.

*Where this is addressed in Our Plan:*

- a. Section 3.0, Chapter 2, Environment: Goal 1, Strategies 1.2, 1.3, 1.4
- b. Section 3.0, Chapter 6, Regional: Strategy 4.4

## **16. Potable Water**

- 16.1. **Comment:** There is no reference in the plan to our potable water source and capacity. It would be good to have this data.

- 16.1.1. Add to page 70, Water and Wastewater, information requested from HHPSD about the Island's potable water source and capacity.

## **17. The Bridge/ U.S. 278 Corridor**

- 17.1. **Comment:** The Infrastructure chapter should have more to support the future reconstruction of the U.S. 278 bridge.

*Where this is addressed in Our Plan:*

- a. Section 3.0, Chapter 7, Infrastructure: Page 183, Key Ideas Shaping Infrastructure for Land Transportation
- b. Section 3.0, Chapter 7, Infrastructure: Page 186, Opportunities for Our Infrastructure
- c. Section 3.0, Chapter 7, Infrastructure: Goal 1 (Transportation), Tactic 1.1.2
- d. Section 5.2, Collaboration: Discussion about regional collaboration for CIP projects

## **18. Our Plan Vision**

- 18.1. **Public Comment:** During the August 19 meeting of the Planning Commission, Chairman Kristian asked where the vision statement could be found in the 370-draft. It would be good to include it on the cover, in the name of the plan, i.e., "Our Plan: Reinventing Sustainability ... Again!"

*Where the Vision is addressed in Our Plan:*

- a. Executive Summary
- b. Section 1.2, Our Vision
- c. Section 1.3, Our Comprehensive Plan
- d. Section 3.0, Our Core Values
- e. Section 3.2, Chapter 2, Environment: Overview
- f. Section 3.2, Chapter 4, Inclusive: Overview
- g. Section 3.2, Chapter 5, Connected: Overview
- h. Section 5.6, Priority Investment Goals and Strategies

**Staff Comment:** Staff does not recommend at this time making alterations to the title and cover for Our Plan. The Vision for Our Plan is addressed in the plan in numerous locations. The name "Our Plan" is a functional descriptor of the Vision as described on page 9 with the Our Future + Comprehensive Plan diagram.

## **19. Our Future Vision and Strategic Action Plan**

- 19.1. **Public Comment:** Under Environment, on page 115, in section 2.1, add "2.1.4 Develop a unique environmental ecosystem research laboratory to research environmental challenges as a barrier island and to address challenges of climate change." This strategic action is included on p. 37 of "Our Future Vision and Strategic Action Plan" and is missing from the current draft of Our Plan.

Under Regional, on page 175, in section 4.2, add "4.2.2 Develop a unique environmental ecosystem research laboratory to research environmental challenges as a barrier island and to address challenges of climate change." This strategic action is included on p. 37 of "Our Future Vision and Strategic Action Plan" and is missing from the current draft of Our Plan.

*Where this is addressed in Our Plan:*

- a. Section 3.0, Chapter 2, Environment: Goal 1, Strategy 1.4; Goal 2, Strategies 2.1, 2.4; Goal 3, Strategy 3.3; Goal 4, Strategies 4.2, 4.6; Goal 5, Strategies 5.2, 5.3, 5.4; Goal 6, Strategies 6.5, 6.6; Goal 7, Strategy 7.5
- b. Section 3.0, Chapter 6, Regional: Goal 4, Strategy 4.2

**Staff Comment:** There are many great ideas and strategies discussed in the Our Future Plan for the Island community; however, not all these ideas, such as creating a research laboratory, fall within the scope or purview of the Town's operations. The Environment and Regional Work Groups chose to address this facet of the Our Future Plan through various strategies about partnerships and educational opportunities in the Environment and Regional chapters. Staff does not recommend the addition of new strategies as proposed by public comment. This is addressed in Our Plan in a way that falls within the Town's scope of work for the community.

## **20. Transportation**

- 20.1. **Public Comment:** The following phrase from the current [2010-2030] Comprehensive Plan of the Town should be retained and included: "Investigate all possible alternatives to widening William Hilton Parkway before committing to such a project." The phrase is found on page 141 of the current plan. It should be included under Transportation in addition to the current language in 1.1.3 or instead of that language.

*How this is addressed in Our Plan:*

- a. Section 3.0, Chapter 7, Infrastructure, page 182-138: Implications for Land Transportation Goal
- b. Section 3.0, Chapter 7, Infrastructure, page 186: Opportunities for Our Infrastructure
- c. Section 3.0, Chapter 7, Infrastructure: Tactics 1.1.2, 1.1.3, 1.1.4

**Staff Comment:** Staff does not recommend the change to Tactic 1.1.3 as proposed by public comment as a discussion about widening William Hilton Parkway is too specific for a Comprehensive Plan. Other tactics and discussion in the Infrastructure chapter cover this statement in a more general manner and provide a foundation for the specific needs that may arise to address changes to William Hilton Parkway's infrastructure.



## **21. Section 5.0, CIP and Priority Investment**

- 21.1. **Public Comment:** Did the public and did the Planning Commission's CIP Committee provide input in this section?

*Where this is addressed in Our Plan:*

- a. Section 5.1, Overview, page 269, third paragraph: Priority Investment is inclusive of all the Core Values, and Parks and Recreation, so there was no work group or specific community group organized to address it during the Our Plan process. Each group did identify opportunities for priority investment through the course of developing their chapters.

**Staff Comment:** The purpose of this section is to tie the capital improvements needs identified in Our Plan and adopted Town plans to forecasted revenues for the current and upcoming fiscal years. It presents a framework for achieving capital infrastructure described in Our Plan. To that end, the section is a synthesis of prior comprehensive plan development efforts and the Town's CIP budget, which are both public processes. The CIP Committee did not review this section since it is the role of the Comprehensive Plan Committee to conduct a review of the plan. The members of any Planning Commission sub-committee have the opportunity to make sub-committee specific comments in their capacity as Planning Commissioners during the adoption process.

## Exhibit C

### **Our Island's Gullah Community Supplement for Section 2.0, Cultural Resources**

*(Reference Exhibit B Item 10.1.2)*

#### **Our Island's Gullah Community**

Today, the Island is home to a small, resident Native Islander Gullah population. Their contribution to the character and culture of the Island is very important to the community fabric, economy, and unique appeal of the Island. Over time, however, the Gullah culture has been in steady decline. This has been the result of family land (heirs' property) lost to incompatible development policy, tax sales, or acquisition as the Island has changed since the 1950s. The percentage of the Island's African American population, comprising the Gullah community, has been in steady decline or some time according to population data, *Figure 2.21*.

In response to concerns over this loss of the culture and population, the Town established the Gullah Geechee Land and Cultural Task Force (Gullah Task Force) in 2017. Their mission is, *"to identify and assist in the preservation of the Gullah Geechee culture for the purpose of detecting and resolving issues specific to its community, including, without limitation, heirs' property, taxes and land use, economic and sustainability issues for an improved quality of life, and through on-going education programs, workshops and seminars."*

Since 2017, the Gullah Task Force has worked steadily with staff to see the addition of a Historic Neighborhoods Preservation Administrator on Town staff, and the adoption of the **Gullah Geechee Culture Preservation Project Report** (Report). The three main purposes of this project were to: 1) Create a broad strategy for Gullah Geechee cultural preservation, 2) Identify potential revisions to the Land Management Ordinance (LMO) and other land use and development related policies, and 3) Identify tools for addressing the heirs' property issues. According to the Report it is,

*"... important to understand the strong relationship between the topics of cultural preservation, public policies, and heirs' property. The ultimate goal of cultural preservation is to preserve the very existence of the Gullah people as residents of Hilton Head Island. The best way to achieve that goal is to provide them with economic sustainability. To gain economic*

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sustainability, current challenges related to public policies and heirs' property must be overcome (Report, 2)."

The three major issues identified include cultural preservation, public policies, and heirs' property. The Report's Executive Summary, including recommendations, is included in Our Plan *Appendix 7.2.D*. The Report discusses in more detail each of the issues affecting the Gullah community.

The Town continues to work with the Gullah Task Force to prioritize the recommendations outlined in the Report and seek ways to implement them in a sustainable manner to continue to build trust with the Gullah community and further their preservation. Some ways to learn more about the history and culture of the Island's Gullah community include The Gullah Museum of Hilton Head Island; the Heritage Library; events at Historic Mitchelville Freedom Park; Gullah Heritage Trail Tours; or programs and classes at the Coastal Discovery Museum.

## 4.7 Recommendations & Action Items

Throughout the Master Plan process, recommendations have been presented to assist the Town with making decisions for the future parks and recreation system, projects, and operations. The Master Plan's function as a needs assessment presents clear indicators for areas where the Town excels, and where it has challenges. The Town will use these professional recommendations to make informed decisions for the future of the Island community's investment in parks and recreation.

This section presents the initial and final rounds of professional recommendations provided in the Master Plan, as well as proposed Town action items. All recommendations and action items are keyed with relevant Parks + Recreation goals and strategies.

### Initial Recommendations

In support of the Master Plan, and in response to Town Council's request for input on potential big projects for the near future to consider during their 2019 retreat, Lose Design formulated the following initial capital improvement recommendations. These recommendations are based on the analysis of the Town's parks and recreation needs and preferences gathered early in the process. They were intended to provide a broad stroke draft to be improved as the master plan process is completed. At the time of the initial recommendation development, a majority of the community engagement and analysis portions of the process had been completed, so these recommendations were well informed. Note these are not all shovel-ready types of capital projects, and do not include recommendations pertaining to maintenance and operations.

As a step in the process towards the final recommendations, they are included here for reference. The Task Group and Parks and Recreation Commission both reviewed this information. The Commission further made a recommendation for Town Council to consider what was presented in the initial review.

### Final Recommendations

The final version of the Master Plan presents the following list of final recommendations in the Executive Summary. This list, compiled by the consultant, is based on a comprehensive review of the Town's parks and recreation system through the Master Plan's inventory, analysis, and public engagement processes. The final recommendations are inclusive of capital projects, as well as operations, funding, and maintenance.

## Initial Recommendations

### Goal 1 ● .....1. PARKS, EXISTING & PROPOSED

Goal 2 ●

#### Strategy 1.4 ● 1.1 Crossings Park

Strategy 2.2 ● .....1.1.1 Consolidate baseball and softball facilities to Crossings Park.

Strategy 2.3 ● 1.1.2 Retain the three baseball fields at this location.

Strategy 1.1 ● .....1.1.3 Build 2-3 additional baseball/ softball fields at Crossings Park to address identified inventory deficit.

1.1.4 Add parking to support this expansion.

Strategy 2.1 ● .....1.1.5 Add a significant playground amenity to add community park recreation features to this property.

#### 1.2 Chaplin Park

1.2.1 Develop a new master plan for Chaplin Park for a more efficient and user-friendly design.

Strategy 1.1 ● .....1.2.2 Build three multi-sport fields for soccer, football and lacrosse:

a. Build two multi-sport synthetic rectangular fields

b. Built one natural surface multi-sport field

Strategy 2.1 ● .....1.2.3 Replace support buildings (concessions, bathroom buildings and shelters).

Strategy 1.3 ● .....1.3 Mid Island Park (*proposed future park*)

Strategy 1.4 ●

Strategy 2.2 ● 1.3.1 New community park on the north end of the island to include:

Strategy 5.1 ● .....a. Bike trails (away from roads)

b. Disc golf

c. Adventure play area

### Goal 2 ● .....2. RECREATION FACILITIES

Strategy 1.4 ● .....2.1 Pickleball Complex

Goal 6 ●

Strategy 2.2 ● .....2.1.1 Develop a significant pickleball complex to include:

Strategy 6.1 ● a. Lighted courts based on recommendations from Sports Facility Advisory

b. Support facilities such as restrooms and concessions

Strategy 1.4 ● .....2.1.2 This facility could be located at an existing, reconfigured park or a future park.

#### Goal 8 ● .....2.2 Additional Playgrounds

Strategy 1.4 ● .....2.2.1 Add new or update existing playgrounds at sports parks and special use parks to broaden the targeted users of these properties and help to serve the few underserved portions of Hilton Head Island.

Strategy 2.1 ●

#### Goal 6 ● .....2.3 Sand Volleyball Complex

Strategy 2.2 ● .....2.3.1 Develop six to eight competition level sand volleyball courts to support the growing high school and collegiate sport.

Strategy 1.4 ● .....2.3.2 This facility could be located at an existing, reconfigured park or a future park.

# Final Recommendations

- 1. PARKS, EXISTING & PROPOSED** ..... ● Goal 1  
 ● Goal 2  
 ● Strategy 1.4
- 1.1 Barker Field** ..... ● Goal 6
- 1.1.1** Barker Field should be redeveloped as a neighborhood park to include the following:
  - a.** Build three to four practice fields (football, soccer, etc.)
  - b.** Add a new playground with poured-in-place surface ..... ● Strategy 2.1
  - c.** Add a 1/2-mile walking path ..... ● Strategy 5.1      ● Strategy 2.3
  - d.** Include 120 parking spaces
  - e.** Include a new bathroom building in the area of the existing baseball/softball fields
- 1.1.2** Work with partner agency to improve level of maintenance or consider ..... ● Strategy 1.2  
 taking over maintenance responsibilities from PALS.      ● Strategy 2.3
- 1.2 Bristol Sports Arena** ..... ● Goal 5
- 1.2.1** Bristol Sports Arena may benefit by being incorporated into the larger Crossings Park with connections made by pathways that allow the existing improvements to stay in place.
- 1.3 Chaplin Community Park** ..... ● Goal 5  
 ● Goal 6  
 Chaplin Community Park provides a wide variety of recreation opportunities for residents and visitors to the Town of Hilton Head Island. The recommendations for Chaplin Community Park were included in the initial recommendations provided by Lose Design in November of 2019. The planning team is recommending a Concept Plan be developed for the park with the following considerations:
  - 1.3.1** Resolve the conflict between debris management services and multipurpose athletic fields.
  - 1.3.2** Build two bathroom buildings; concessions; pathways. .... ● Strategy 2.1
  - 1.3.3** Add a natural turf multi-sport rectangular field to be used for casual ..... ● Strategy 1.3  
 activities in addition to organized athletics.
  - 1.3.4** Rebuild the tennis and add a pickleball complex (12 replacement tennis ..... ● Strategy 6.1  
 courts; 24 pickleball courts, clubhouse, pro shop and support amenities, parking and plaza with restroom buildings).
  - 1.3.5** Build a new large ADA accessible playground structure. .... ● Strategy 2.1
  - 1.3.6** Consider overall park redevelopment (parking; lighting; trails)..... ● Strategy 1.4  
 ● Strategy 2.2      ● Goal 8
- 1.4 Cordillo Tennis Courts**
- 1.4.1** Park signage should be added to the Cordillo Parkway entrance to identify the park as open to the public.
- 1.4.2** Play should be monitored to determine if other improvements are needed.
- 1.4.3** Consider court lighting.
- 1.4.4** Consider additional parking.
- 1.4.5** Consider adding a bathroom building.

## Final Recommendations

- Goal 6 ● ..... **1.5** Crossings Park
  - Strategy 2.2 ● ..... **1.5.1** Consolidate all Island baseball/softball fields at Crossings Park.
  - Strategy 2.3 ● ..... **1.5.2** Redevelop existing baseball fields.
  - ..... **1.5.3** Replace existing concessions and plaza.
  - Strategy 1.1 ● ..... **1.5.4** Add two 300' baseball fields.
  - ..... **1.5.5** Add additional parking.
  - Strategy 1.4 ● ..... **1.5.6** Develop new park amenities (a dog park; splash pad and/or playground; pathways).
  - Strategy 2.1 ● ..... **1.5.7** Add irrigation.
  - Strategy 2.2 ● ..... **1.5.7** Add irrigation.
- 1.6** Hilton Head Park (Old Schoolhouse Park)
  - ..... **1.6.1** Add signage to identify the park property.
  - Goal 8 ● ..... **1.6.2** Add ADA accessible pathways connecting the parking area to park amenities.
  - Strategy 1.4 ● ..... **1.6.3** Consider adding a small playground feature and picnic pavilion to diversify the park's offerings and attract more visitors.
  - Goal 4 ● ..... **1.6.4** Evaluate possibilities for a non-motorized boat launch or pier. If conditions do not support this improvement, add an observation deck to provide opportunities for birding and marsh views.
- Goal 2 ● ..... **1.7** Island Recreation Center
  - Goal 3 ● ..... **1.7.1** While the planning team does not foresee additional improvements within the next 10 years, the Town should work with staff of the Island Recreation Center to identify new programmatic and facility needs for the center.
- Goal 3 ● ..... **1.8** Betsy Jukofsky Xeriscape Garden
  - ..... **1.8.1** Identify garden as a public park.
  - Strategy 3.2 ● ..... **1.8.2** Interpretive signage for plantings.
  - ..... **1.8.3** Re-imagined/updated plantings.
  - Strategy 1.2 ● ..... **1.8.4** Improved maintenance.
  - Strategy 2.3 ● ..... **1.8.4** Improved maintenance.
- 1.9** Compass Rose Park
  - ..... **1.9.1** Address reconditioning of park elements.
- 1.10** Greens Shell Park
  - Strategy 2.1 ● ..... **1.10.1** Replace the playground equipment and add a poured-in-place surface to reduce maintenance requirements of the current mulch.
  - Strategy 2.3 ● ..... **1.10.1** Replace the playground equipment and add a poured-in-place surface to reduce maintenance requirements of the current mulch.
  - Goal 3 ● ..... **1.10.2** Make a stronger connection to the adjacent cemetery and archaeological site with the addition of historic interpretive panels or public art.
  - Strategy 3.2 ● ..... **1.10.2** Make a stronger connection to the adjacent cemetery and archaeological site with the addition of historic interpretive panels or public art.

## Final Recommendations

- 1.11** Historic Mitchelville Freedom Park ..... ● Goal 3
- 1.11.1** This park should be celebrated for its cultural significance and natural beauty. Efforts to continue and expand the story of the families who founded Mitchelville should be supported by the Town through interpretive programs, tours, and special events.
- 1.11.2** Physical improvements are currently being considered in a master planning effort being undertaken for the park by the Historic Mitchelville Freedom Park organization. Any changes to the site should take this planning effort into consideration.
- 1.12** Honey Horn ..... ● Goal 3
- 1.12.1** Any additions or changes to the site should follow the recommendations outlined in the Coastal Discovery Museum Strategic Plan 2016-2022 or updated versions.
- 1.13** Jarvis Creek Park
- 1.13.1** Consider a poured-in-place surface for the playground to reduce ..... ● Strategy 2.1  
..... ● Strategy 2.3  
necessary maintenance of the sand fall surface.
- 1.14** Rowing and Sailing Center at Squire Pope Community Park ..... ● Goal 3  
..... ● Strategy 4.2
- 1.14.1** A playground is currently planned for the park using Community Development Block Grant (CDBG) funds. Additionally, there is room for future expansion of the park. If interest in rowing increases, the Town may want to consider a facility with classrooms to use for rowing and kayak instruction, safety training, or related outdoor education activities.
- 1.15** Shelter Cove Community Park and Veterans Memorial ..... ● Strategy 1.3  
..... ● Goal 5
- 1.15.1** Shelter Cove is one terminus of the 2012 conceptual plan for Chaplin Linear Park and is one of the few parks that are not directly connected by public pathway to the larger pathway system. Today, bicyclists must navigate the Shelter Cove Town Centre parking areas to reach the pathway system. This is inappropriate for a destination park like Shelter Cove and should be addressed through construction of the Chaplin Linear Park.
- 1.16** Beach Parks ..... ● Goal 4
- Beach parks include Alder Lane Beach Access, Burkes Beach, Coligny Beach Park, Driessen Beach Park, Fish Haul Beach Park, Folly Field Beach Park, and Islanders Beach Park.
- 1.16.1** Add beach mats to Burkes Beach. .... ● Goal 8
- 1.16.2** Create a low impact “beach path” for bicyclists linking Burkes Beach and ..... ● Goal 5  
Islanders Beach Park.
- 1.16.3** Include discreet beach path signage identifying Burkes Beach, Driessen Beach Park, Folly Field Beach Park, and Islanders Beach Park accesses.
- 1.16.4** Create a beach park at Burkes Beach per the Chaplin Linear Park plans to anchor its terminus at the beach.



## Final Recommendations

### Goal 5 ● ..... 1.17 Mid Island Tract

- 1.17.1 A new community park on the Mid Island Tract is recommended based on size, location, and pathway connectivity. This property could be the location for additional bicycle paths that carry riders away from vehicular traffic. This location could also easily provide for disc golf or footgolf courses.
- 1.17.2 Consideration of multi-use sports fields is recommended for this property. Sports fields in this location would help to improve the Town's resiliency during natural disasters.

### 1.18 Park Classifications

- 1.18.1 Adding community park features like the recommended dog park, splash pad/playground and trails to Crossings Park would expand that property's purpose and serve a wider variety of park user.
- 1.18.2 The addition of Lowcountry Celebration Park, which is currently under construction, and the proposed park on the Mid Island Tract property would vastly increase the areas of Hilton Head Island that are within two miles of a community park.

### Goal 2 ● ..... 2. RECREATION FACILITIES

#### Strategy 1.4 ● ..... 2.1 Pickleball Complex

Goal 6 ●

Chaplin Community Park would be a good location for a pickleball complex. The HHI Pickleball Club has developed a conceptual plan for a pickleball facility within Chaplin Community Park. The planning team reviewed this concept and recommends additional features that will allow the facility to better serve the recreation and social aspects of this popular sport. The facility should:

- 2.1.1 Provide a clubhouse/pro shop that will allow for socializing between games.
- 2.1.2 Provide adequate parking (150 spaces) in addition to the 24 courts and shelter proposed by the Pickleball Club's concept.

#### Strategy 1.4 ● ..... 2.2 Pump Track Facility

Strategy 2.2 ●

- 2.2.1 A pump track facility is recommended in the park at the Mid Island Tract or within an existing park such as Crossings Park or Chaplin Community Park.

### Goal 5 ● ..... 2.3 Pathways

- 2.3.1 When considering new path routes, look for opportunities to carry users away from vehicular traffic.
- 2.3.2 Consider strategic widening of pathways in popular sections to accommodate user groups and amount of use.
- 2.3.3 Look for locations to extend pathways to make connections from residential areas and vacation areas to major destinations, where feasible.

## Final Recommendations

**2.3.4** Consider developing trailheads to support the network. Two potential locations include the northwest corner of Squire Pope and U.S. 278, and near Shelter Cove Community Park to support the Chaplin Linear Park.

**2.3.5** Consider delineating a beach biking route between Burkes Beach and Islander’s Beach Park.

### 2.4 Water Access ..... ● Goal 4

**2.4.1** Look to expand or improve, where possible, existing locations providing public water access if it is not feasible to add new locations.

### 2.5 Beach Access

**2.5.1** Ensure there is emergency access through private developments to the beach where needed or feasible, specifically along the 4.5 mile stretch between Coligny Beach Park and Singleton Beach.

### 2.6 General

**2.6.1** Develop a facility use agreement and review the current facility rental agreements.

**2.6.2** Expand and make improvements to existing facilities to provide improved programming opportunities as outlined in the facility evaluation section of the Master Plan.

## 3. PROGRAMMING ..... ● Goal 3

### 3.1 Sports Tourism ..... ● Goal 6

**3.1.1** Sports Facilities Advisory (SFA) does not recommend including plans for a new multipurpose sports venue.

**3.1.2** SFA recommends utilizing current and future facilities/locations that are primarily intended for local recreation as venues for occasional sports tourism tournaments and events.

**3.1.3** SFA recommends developing a plan to attract, host, and retain events that will utilize the outdoor pickleball complex (particularly when new courts are added) and/or beach-based events including sand volleyball and beach soccer.

**3.1.4** Pursue sailing, kayaking, and paddleboard races and events.

**3.1.5** Pursue hosting triathlons or similar outdoor race-based events.

### 3.2 General ..... ● Goal 1

**3.2.1** All programs should be evaluated on an annual basis.

**3.2.2** Create a guide or policy to be followed when adding or deleting programs.

**3.2.3** Conduct short surveys with participants at the completion of each activity/program to ensure the programs are staying relevant and meeting the needs of the participants.

**3.2.4** Expand alternate non-sports programming for youth and adults.

## Final Recommendations

**3.2.5** Develop a broader offering of adult programs for both young and older adult age groups.

Goal 3 ● ..... **3.2.6** Study the Three Pillars of NRPA, especially the Conservation area, and look for ways to expand nature-based programs and introductory classes for water-based activities.

**3.2.7** Track participation numbers and analyze three years of data when conducting program evaluations.

**3.2.8** Explore development of senior sports leagues and other senior programming opportunities.

Goal 8 ● ..... **3.2.9** Identify leaders within minority groups and work with these leaders to understand barriers to participation that may exist and then work to overcome those barriers.

Goal 8 ● ..... **3.2.10** Financial assistance programs should be promoted to ensure equal access and transparency.

Goal 7 ● ..... **4. FUNDING**

Strategy 2.3 ● ..... **4.1** Increase funding from the Town of Hilton Head Island general fund budget to allow for improved maintenance of existing park facilities.

**4.2** Continue to look at alternative methods of increasing self-generated revenues to expand programming and special event opportunities.

**4.3** Develop a tiered revenue policy to guide fees for programs and events.

Goal 2 ● ..... **4.4** Increase per capita spending so the recreation facilities and programs on Hilton Head Island better reflect the best-in-class image of the island.

**4.5** Provide additional funding for Island Rec staff as new park facilities are added to the system.

**4.6** Consider other funding alternatives such as naming rights and beverage rights agreements to increase overall per capita funding.

## Action Items

Town staff has reviewed the Master Plan, received community input, and developed action items for Town officials to consider in addition to the final recommendations. These action items with the final recommendations officially convey the findings from the Master Plan that will best serve the interests of the Town for current and future park planning. The Master Plan is one piece of the planning puzzle needed for a successful park system. It plays an important role to inform park planners about gaps in service within the park system, and community interests and needs. This information will be used to assist the Town in making informed decisions about improving the park system where needed, and where to build from its successes.

Inclusion of projects and proposals in this list does not constitute their approval or guarantee to be implemented. Each recommendation will be subject to review for feasibility within the Town’s planning, budgeting, and capital improvement program processes. In some cases, the action items may fall within the scope of work of the Island Recreation Association.

Based on the findings of the **Parks and Recreation Master Plan Part 1**, and in addition to its final recommendations, the Town will also consider the following Action Items.

- 1. PARKS, EXISTING & PROPOSED** .....● Goal 2
  - 1.1** Cordillo Tennis Courts
    - 1.1.1** Continue permitting and planning efforts currently in place for the construction of the bathroom building.
  - 1.2** Taylor Tract
    - 1.2.1** Consider development of this Town-owned parcel as a mini park
  - 1.3** Patterson Tract .....● Goal 4
    - 1.3.1** Continue plans to develop this Town-owned parcel as a mini park
  - 1.4** Chaplin Linear Park .....● Goal 5
    - 1.4.1** Continue planning and implement the Chaplin Linear Park.
  - 1.5** Park Classifications
    - Reclassify the following parks:
      - 1.5.1** Barker Field & Extension, Neighborhood Park to Sports Park
      - 1.5.2** Honey Horn, Community Park to Special-Use Park
      - 1.5.3** Lowcountry Celebration Park, Community Park to Regional Park
      - 1.5.4** All boat landings and docks, Regional Parks to Special-Use Parks

## Action Items

**1.5.5** Rowing and Sailing Center at Squire Pope Community Park, Regional Park to Community Park

**1.5.6** Consider the addition of a cultural and historic park classification.

### 1.6 General

Strategy 1.4 ● ..... **1.6.1** Consider and prioritize the Master Plan's Existing Park Recommendations for implementation through the Town's CIP processes.

- a. Continue to incorporate community engagement and public input during this process.
- b. Consider starting with Crossings Park, Chaplin Park, and Mid Island Park recommendations specifically per the Initial Recommendations.

**1.6.2** Plan park development concurrently where feasible in accordance with the CIP Principles to maximize planning and implementation resources.

## Goal 2 ● ..... 2. RECREATIONAL FACILITIES

### 2.1 Additional Playgrounds and Splash Pads

Strategy 1.4 ● ..... **2.1.1** Add new splash pads and new or updated playgrounds at parks identified through the Master Plan assessment that are in need of broadening the targeted users and that will help to serve the few underserved portions of Hilton Head Island.

Strategy 2.2 ●

### 2.2 Aquatics Facility

Strategy 1.4 ● ..... **2.2.1** Continue to consider the feasibility for the addition of an aquatics facility at Chaplin Community Park indicated by prior planning efforts.

## Goal 5 ● ..... 2.3 Pathways

**2.3.1** Work with volunteer and community groups, such as the Bicycle Advisory Committee, to identify locations for strategic widening of existing pathway sections.

**2.3.2** Assess Town-owned park and future parks land for potential development of off-road single-track bike trails.

**2.3.3** Increase complementary consideration of pathway and bike-ped infrastructure with roadway projects and funding.

**2.3.4** Continue to participate in County efforts and identify ways to integrate recommendations into the Town's bike-ped related planning efforts based on the Master Plan and County-wide **Bicycle and Pedestrian Plan**.

## Goal 8 ● ..... 2.4 Beach Access

**2.4.1** Consider the addition of a handicap accessible covered overlook at Islander's Beach Park to accommodate disabled residents and visitors, and their caretakers.

## Goal 6 ● ..... 2.5 Synthetic Turf Fields

Strategy 1.4 ● ..... **2.5.1** Evaluate the best location to add two synthetic turf fields as recommended by the Master Plan so there is no interference with debris management sites.

Strategy 2.1 ●

Strategy 2.2 ●

## Action Items

### 2.6 General

- 2.6.1 Establish a facility use agreement and review current facility rental agreements in order to formalize existing relationships.
- 2.6.2 Expand and make improvements to existing facilities to provide improved programming opportunities as outlined in **Our Plan** and the Master Plan. ● Goal 3
- 2.6.3 Evaluate ways to implement accessibility standards above and beyond minimal requirements for park development, events, and facility improvements. ● Goal 8

## 3. PROGRAMMING ● Goal 3

### 3.1 Schools

- 3.1.1 Consider shared use programming with the County School District for their facilities that are on the Island.
- 3.1.2 Work with USCB on potential partnerships to expand recreation offerings on the Island for students, residents, and visitors.

### 3.2 Level of Service ● Goal 1

- 3.2.1 Continue to engage the community in a regular and on-going assessment of needs and level of service that engages user groups, reflects Island user patterns, and focuses on individual facilities.
- 3.2.2 Evaluate opportunities for additional parks and recreation offerings on a case by case basis to supplement the parks and recreation system where there are identified gaps or needs. ● Strategy 1.4

### 3.3 General ● Goal 1

- 3.3.1 Evaluate programs on an annual basis through the Island Rec and Town platforms.
- 3.3.2 Ensure adequate and accurate translations in Spanish are available for recreation program and education materials, and park signage. ● Goal 8
- 3.3.3 Continue to seek ways to expand nature-based and passive recreation offerings and opportunities in the Town's existing and future planned parks to ensure there is diversity of amenities for Island residents and visitors. ● Goal 3  
● Strategy 3.1

## 4. FUNDING ● Goal 7

### 4.1 General

- 4.1.1 Continue to explore new opportunities for funding sources to support park development, redevelopment, and maintenance.

## Action Items

### Goal 1 ● .....5. MAINTENANCE & OPERATIONS

Strategy 1.2 ●

Goal 2 ●

Strategy 2.3 ●

#### 5.1 Staffing

**5.1.1** Consider the addition of a Town Parks Director position. This position will:

1. Serve as a liaison for the Town parks and recreation system to the Island Recreation Association, PALS, Beaufort County, and other agencies or organizations involved with parks and recreation on the Island.
2. Work with the Town's Facilities Management Division to identify needs for maintenance at Island parks.
3. Evaluate for capital improvement public input or observations regarding the parks system needs.

Strategy 2.2 ● .....

4. Monitor parks and recreation trends for applicability to the Town.
5. Work with the community, Island Rec, and Town staff to evaluate parks on a regular basis to identify areas for improvement in park facilities, recreation offerings, or programming.

Goal 3 ● .....

Strategy 3.1 ●

**5.1.2** Consider addition of a nature program staff person at Island Rec to better address environmental education programs for Island residents and visitors.

#### 5.2 General

Strategy 1.2 ● .....

**5.2.1** Establish park maintenance standards and maintenance schedules.

Strategy 2.3 ●

Goal 1 ● .....

**5.2.2** Establish a marketing and communications program with the Island Rec and the Town's communications platforms to promote the Island parks and recreation system for residents and visitors.

**5.2.3** Ensure the organizational structure defines each participating agency's roles.

**5.2.4** Evaluate the locations of the existing Debris Management Sites (DMS) to ensure the Town is maximizing its planned response to address goals and strategies related to resiliency as outlined in **Our Plan**.

### 3.2 The Elements and Core Values

The following pages present a listing of all the Core Value goals and strategies organized by Element. The intent of this section is to provide a quick reference to how the Core Values address the Elements and to ensure the goals and strategies of **Our Plan** are searchable by Element.

There is a page for each Element with a version of the wheel shown below, where the Core Value goals contributing to the specified Element are rendered in color. This presents a visual representation of the extent to which the Core Values are distributed for each Element. The goals contributing to each Element are then listed by goal number and keyword, with their corresponding related strategies.

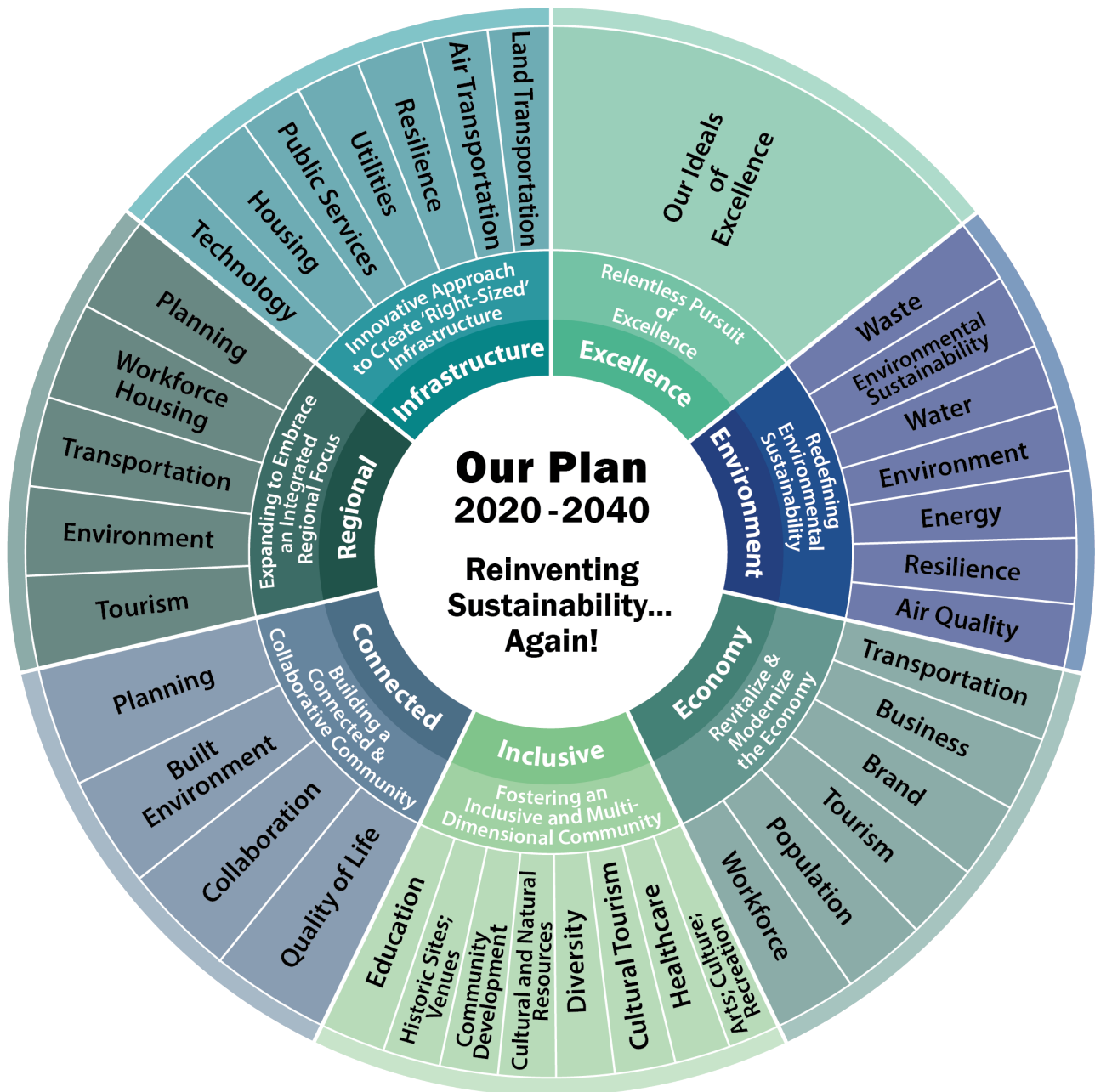


Figure 3.1, Our Plan 2020-2040 Core Values, and Goals



# Cultural Resources

## Excellence

- 1. Ideals of Excellence  
Strategies for Our Place: 1.5, 1.6  
Strategies for Our People: 2.2, 2.8

## Environment

- 2. Environmental Sustainability: 2.4

## Economy

- 4. Tourism: 4.1, 4.5, 4.6

## Inclusive

- 1. Education: 1.3
- 2. Historic Sites; Venues: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8
- 3. Community Development: 3.1, 3.2, 3.8
- 4. Cultural Resources; Natural Resources: 4.1, 4.2
- 5. Diversity: 5.3
- 6. Cultural Tourism: 6.1, 6.2
- 8. Arts; Culture; Recreation: 8.1, 8.2, 8.3, 8.4

## Connected

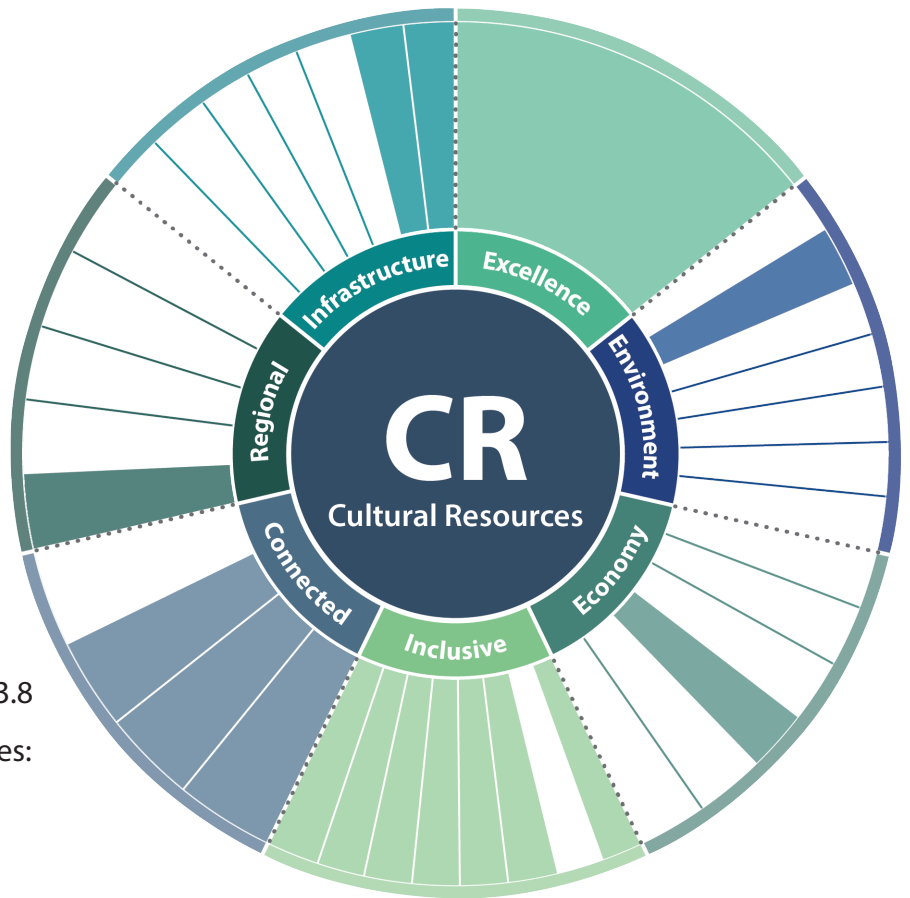
- 2. Built Environment: 2.1
- 3. Collaboration: 3.1, 3.5
- 4. Quality of Life: 4.1, 4.5

## Regional

- 5. Tourism: 5.1

## Infrastructure

- 1. Transportation (Land): 1.1
- 2. Transportation (Air): 2.2



# Natural Resources

## Excellence

- 1. Ideals of Excellence  
Strategies for Our Place: 1.6

## Environment

- 1. Waste: 1.4
- 2. Environmental Sustainability: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6
- 3. Water: 3.1, 3.2, 3.3, 3.4
- 4. Environment: 4.1, 4.2, 4.3, 4.4, 4.5, 4.6
- 5. Energy: 5.1, 5.2, 5.3, 5.4
- 6. Resilience: 6.1, 6.2, 6.3, 6.4, 6.5, 6.6
- 7. Air Quality: 7.3, 7.5

## Economy

- 3. Brand: 3.1
- 4. Tourism: 4.1, 4.5, 4.6

## Inclusive

- 4. Cultural Resources; Natural Resources: 4.1, 4.2

## Connected

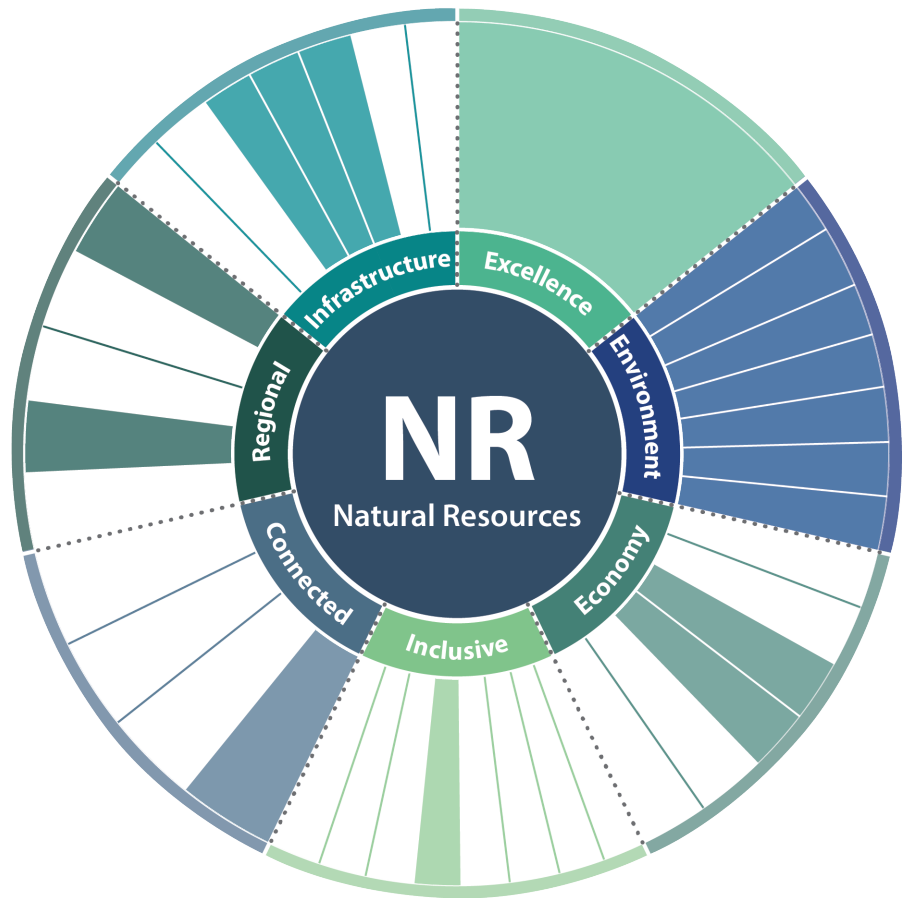
- 4. Quality of Life: 4.4, 4.5

## Regional

- 1. Planning: 1.4
- 4. Environment: 4.1, 4.2, 4.4, 4.5
- 5. Tourism: 5.1

## Infrastructure

- 3. Resilience: 3.1, 3.2
- 4. Utilities: 4.1, 4.2, 4.3
- 5. Public Services: 5.6



# Population

## Excellence

- 1. Ideals of Excellence  
Strategies for Our People: 2.4, 2.5, 2.10,2.11

## Environment

- 2. Environmental Sustainability: 2.4

## Economy

- 3. Brand: 3.2
- 5. Population: 5.1, 5.3, 5.5
- 6. Workforce: 6.1

## Inclusive

- 1. Education: 1.4
- 3. Community Development: 3.1, 3.2
- 4. Cultural Resources; Natural Resources: 4.1, 4.2
- 5. Diversity: 5.1, 5.2, 5.3, 5.4
- 6. Cultural Tourism: 6.1, 6.2

## Connected

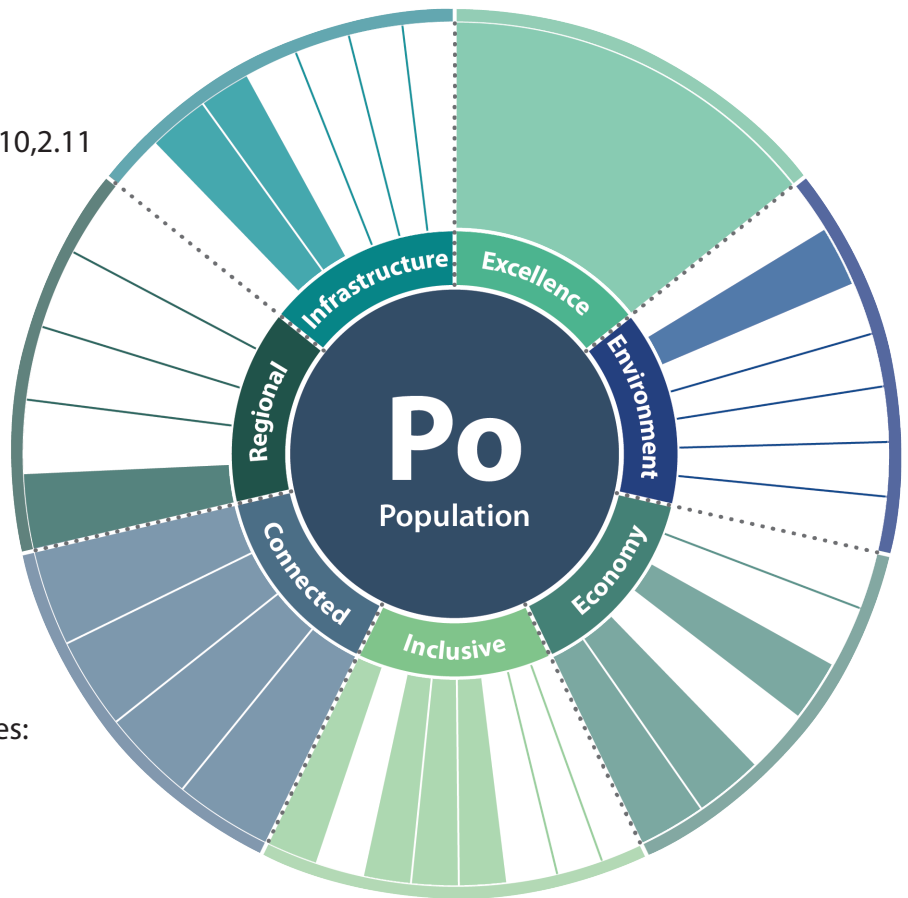
- 1. Planning: 1.2, 1.3
- 2. Built Environment: 2.2, 2.3
- 3. Collaboration: 3.1, 3.2, 3.3, 3.7
- 4. Quality of Life: 4.1

## Regional

- 5. Tourism: 5.3

## Infrastructure

- 5. Public Services: 5.1
- 6. Housing: 6.4



# Housing

## Excellence

- 1. Ideals of Excellence  
Strategies for Our People: 2.10

## Environment

- 2. Environmental Sustainability: 2.2

## Economy

- 3. Brand: 3.2, 3.3, 3.5
- 5. Population: 5.3
- 6. Workforce: 6.1

## Inclusive

- 3. Community Development: 3.3, 3.4, 3.5, 3.7

## Connected

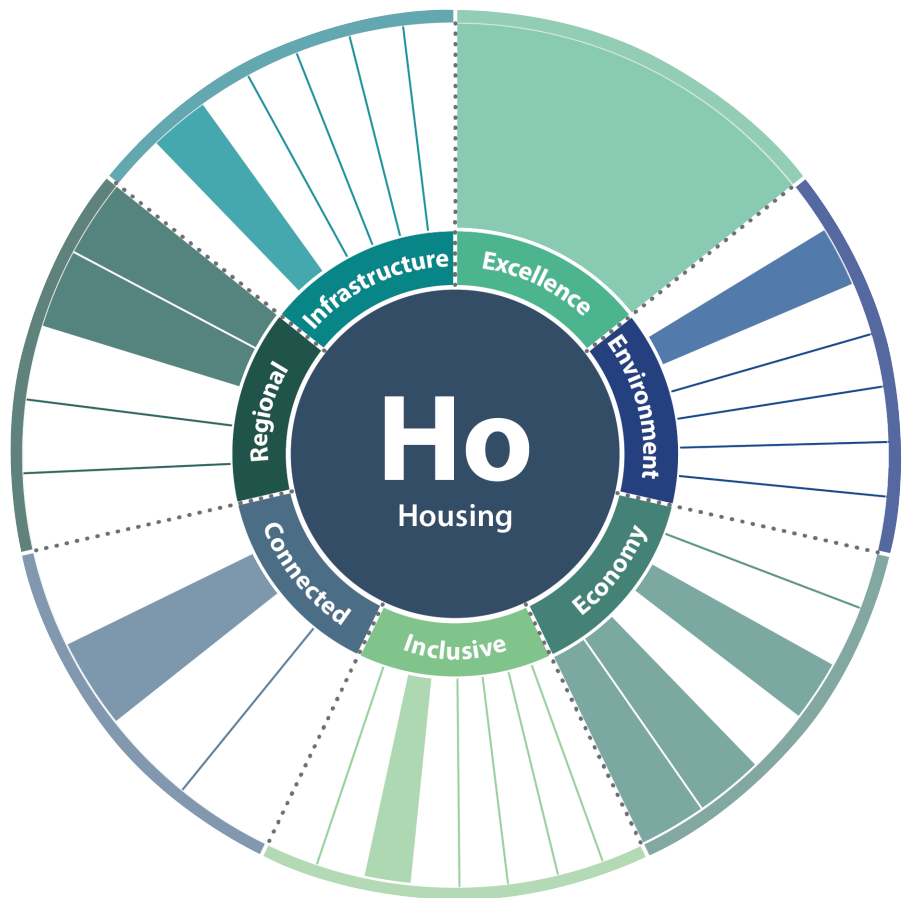
- 2. Built Environment: 2.4

## Regional

- 1. Planning: 1.4
- 2. Workforce: 2.1, 2.2, 2.3, 2.4

## Infrastructure

- 6. Housing: 6.1, 6.2, 6.3, 6.4



# Community Facilities

## Excellence

- 1. Ideals of Excellence
  - Strategies for Our Place: 1.1, 1.2, 1.4
  - Strategies for Our People: 2.1, 2.3, 2.4, 2.6, 2.7, 2.9, 2.12, 2.13
  - Strategies for Our Planning & Process: 3.1, 3.2, 3.4, 3.5, 3.6, 3.8

## Environment

- 1. Waste: 1.1, 1.2, 1.3, 1.4
- 2. Environmental Sustainability: 2.1, 2.3, 2.4
- 4. Environment: 4.1, 4.2, 4.3, 4.4, 4.5
- 5. Energy: 5.2, 5.4
- 6. Resilience: 6.3, 6.6
- 7. Air Quality: 7.3, 7.5

## Economy

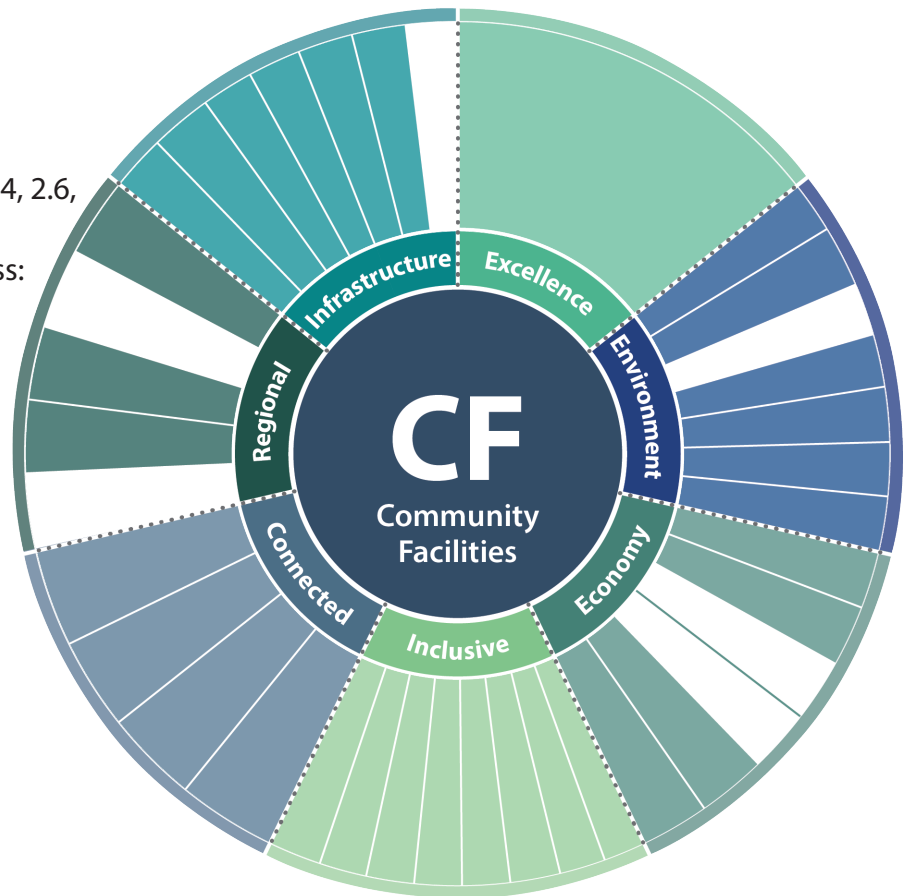
- 1. Transportation: 1.1
- 2. Business: 2.1
- 5. Population: 5.2, 5.4
- 6. Workforce: 6.2, 6.3, 6.4, 6.5

## Inclusive

- 1. Education: 1.1, 1.2, 1.3, 1.4
- 2. Historic Sites; Venues: 2.6
- 3. Community Development: 3.8
- 4. Cultural Resources; Natural Resources: 4.2
- 5. Diversity: 5.3
- 6. Cultural Tourism: 6.1
- 7. Healthcare: 7.1, 7.2, 7.3
- 8. Arts; Culture; Recreation: 8.1, 8.2, 8.4, 8.5

## Connected

- 1. Planning: 1.1, 1.2, 1.3, 1.4
- 2. Built Environment: 2.1
- 3. Collaboration: 3.2, 3.3, 3.4, 3.5, 3.6, 3.7
- 4. Quality of Life: 4.2, 4.3



## Regional

- 1. Planning: 1.1, 1.2, 1.4
- 3. Transportation: 3.1
- 4. Environment: 4.2, 4.3, 4.4

## Infrastructure

- 2. Transportation (Air): 2.4
- 3. Resilience: 3.1, 3.2
- 4. Utilities: 4.1, 4.2, 4.3, 4.4, 4.5, 4.6
- 5. Public Services: 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11
- 6. Housing: 6.2
- 7. Technology: 7.1, 7.2

# Economic Development

## Excellence

- 1. Ideals of Excellence  
Strategies for Our Place: 1.3, 1.5  
Strategies for Our People: 2.10, 2.11, 2.12, 2.13

## Environment

- 2. Environmental Sustainability: 2.1

## Economy

- 1. Transportation: 1.1
- 2. Business: 2.1, 2.2, 2.3, 2.4, 2.5
- 3. Brand: 3.2
- 4. Tourism: 4.1, 4.2, 4.3, 4.4, 4.5, 4.6
- 5. Population: 5.1, 5.2, 5.3, 5.5
- 6. Workforce: 6.5

## Inclusive

- 3. Community Development: 3.5, 3.7
- 6. Cultural Tourism: 6.2
- 7. Healthcare: 7.3

## Connected

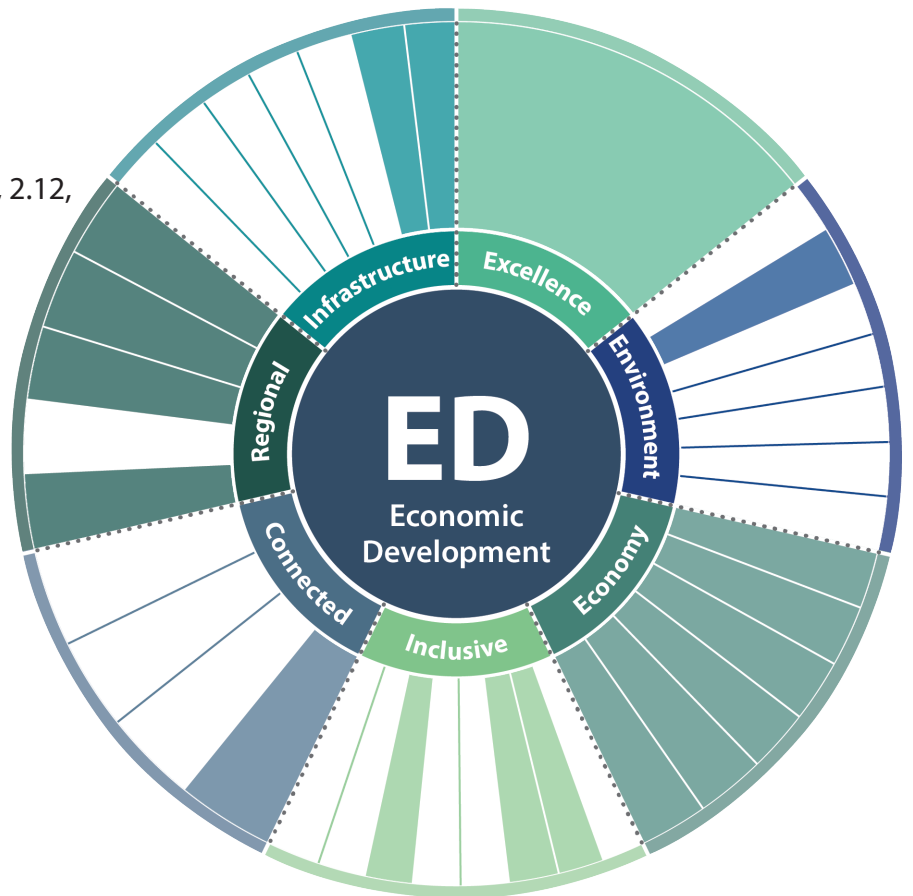
- 4. Quality of Life: 4.1

## Regional

- 1. Planning: 1.3
- 2. Workforce: 2.1
- 3. Transportation: 3.1
- 5. Tourism: 5.1, 5.2, 5.3

## Infrastructure

- 1. Transportation (Land): 1.8
- 2. Transportation (Air): 2.1, 2.3



# Land Use

## Excellence

- 1. Ideals of Excellence  
Strategies for Our People: 2.12  
Strategies for Our Planning & Process: 3.3, 3.4

## Environment

- 2. Environmental Sustainability: 2.5
- 3. Water: 3.1
- 4. Environment: 4.2, 4.4
- 6. Resilience: 6.2, 6.4
- 7. Air Quality: 7.4

## Economy

- 2. Business: 2.3
- 3. Brand: 3.1, 3.3, 3.4, 3.6
- 6. Workforce: 6.1, 6.5

## Inclusive

- 2. Historic Sites; Venues: 2.1, 2.2, 2.6, 2.7
- 3. Community Development: 3.3., 3.4, 3.6, 3.7, 3.8
- 7. Healthcare: 7.3

## Connected

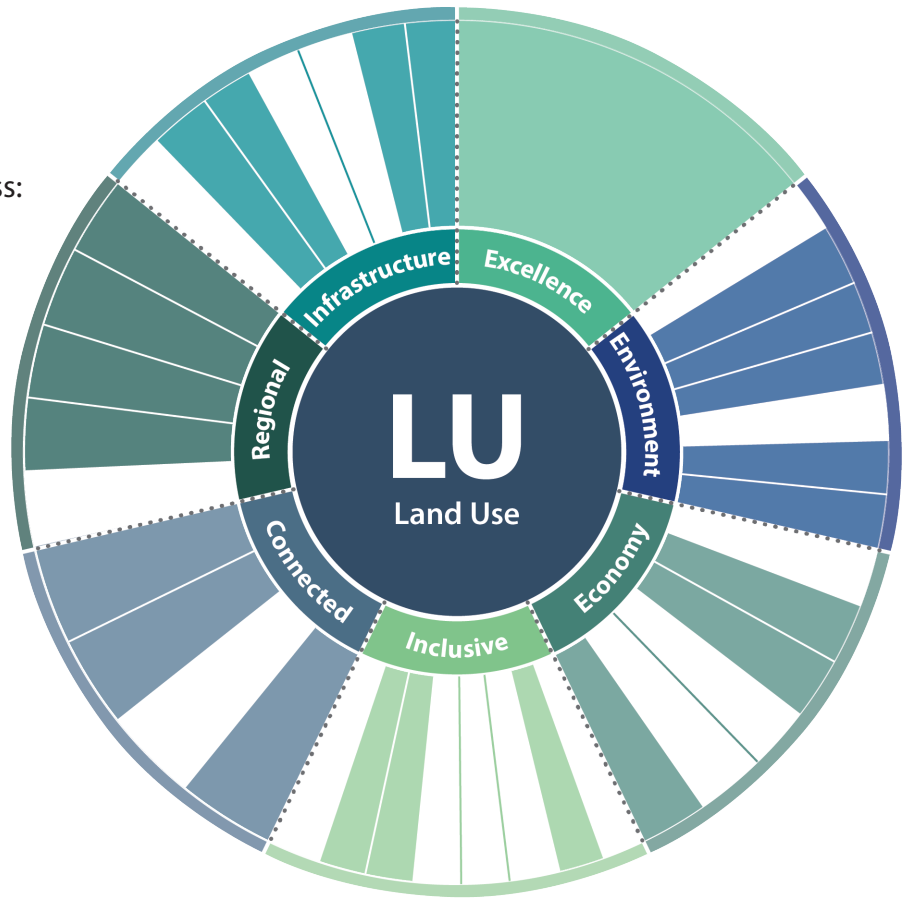
- 1. Planning: 1.4, 1.5
- 2. Built Environment: 2.2, 2.3, 2.4
- 4. Quality of Life: 4.2

## Regional

- 1. Planning: 1.2
- 2. Workforce: 2.1, 2.2, 2.3, 2.4
- 3. Transportation: 3.1
- 4. Environment: 4.3, 4.5

## Infrastructure

- 1. Transportation (Land): 1.6
- 2. Transportation (Air): 2.2
- 3. Public Services: 5.4
- 4. Housing: 6.1, 6.2, 6.3, 6.4



# Transportation

## Excellence

- 1. Ideals of Excellence  
Strategies for Our Place: 1.3

## Environment

- 7. Air Quality: 7.1, 7.2

## Economy

- 1. Transportation: 1.2
- 6. Workforce: 6.4

## Inclusive

- 3. Community Development: 3.4, 3.7

## Connected

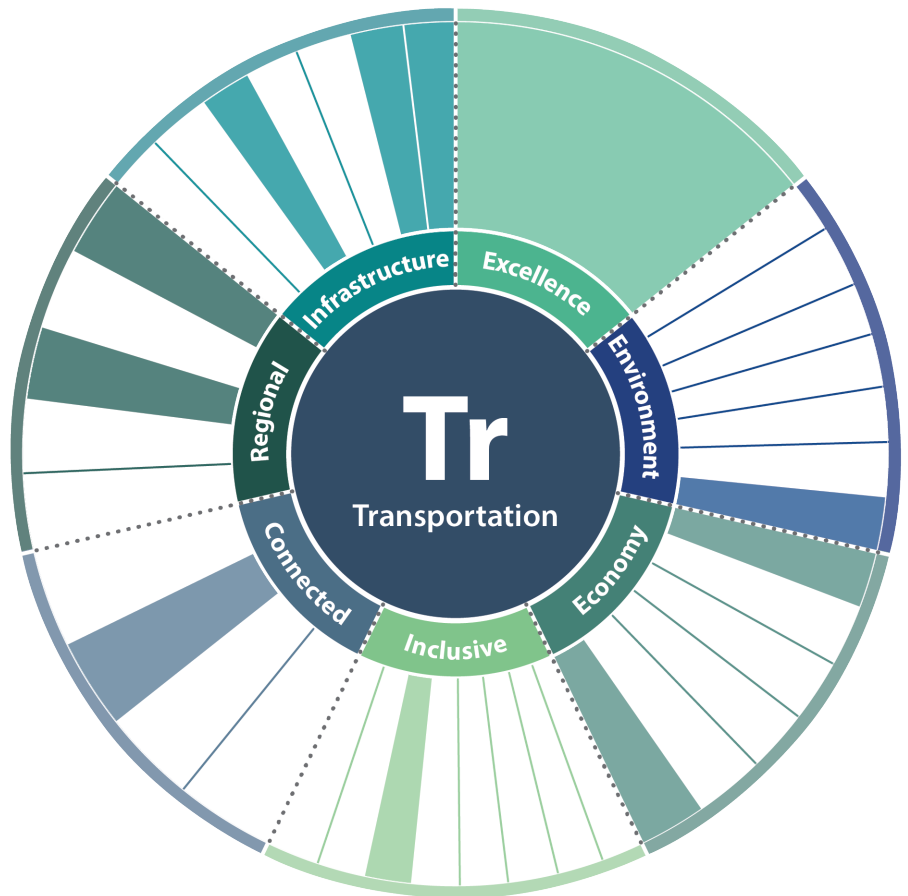
- 2. Built Environment: 2.2, 2.4

## Regional

- 1. Planning: 1.2
- 3. Transportation: 3.1

## Infrastructure

- 1. Transportation (Land): 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10
- 2. Transportation (Air): 2.1, 2.2, 2.3, 2.4
- 5. Public Services: 5.11





# Parks + Recreation

## Excellence

- 1. Ideals of Excellence  
Strategies for Our People: 2.9  
Strategies for Our Planning & Process: 3.7

## Environment

- 2. Environmental Sustainability: 2.4

## Economy

- 4. Tourism: 4.6

## Inclusive

- 2. Historic Sites; Venues: 2.8
- 3. Community Development: 3.1
- 4. Natural Resources; Cultural Resources: 4.1, 4.2
- 5. Diversity: 5.2
- 8. Arts; Culture; Recreation: 8.5

## Connected

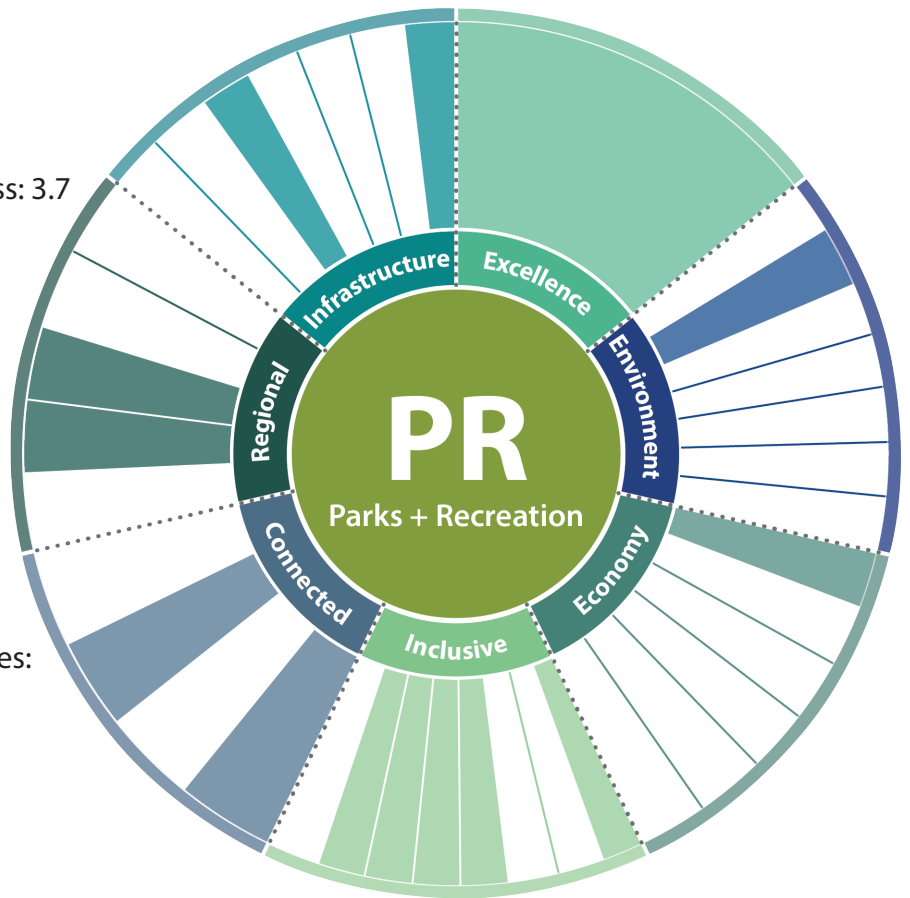
- 2. Built Environment: 2.1
- 4. Quality of Life: 4.5

## Regional

- 3. Transportation: 3.1
- 4. Environment: 4.3, 4.5

## Infrastructure

- 1. Transportation (Land): 1.3, 1.9, 1.10
- 5. Public Services: 5.2, 5.4



# Priority Investment

## Excellence

- 1. Ideals of Excellence
  - Strategies for Our Place: 1.6
  - Strategies for Our People: 2.6, 2.7
  - Strategies for Our Planning & Process: 3.1, 3.5, 3.6, 3.7, 3.8

## Environment

- 2. Environmental Sustainability: 2.3
- 6. Resilience: 6.3, 6.4, 6.6

## Economy

- 1. Transportation: 1.1, 1.2
- 3. Brand: 3.1, 3.3
- 5. Population: 5.1
- 6. Workforce: 6.1, 6.4

## Inclusive

- 2. Historic Sites; Venues: 2.1
- 3. Community Development: 3.7

## Connected

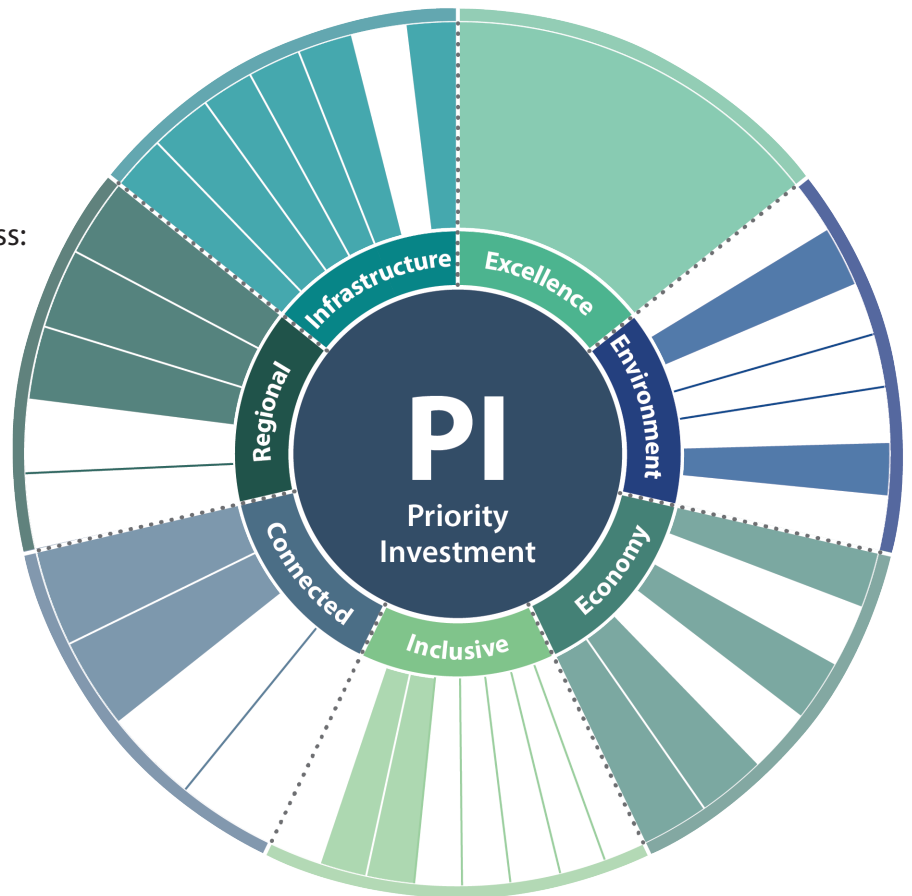
- 1. Planning: 1.4
- 2. Built Environment: 2.1

## Regional

- 1. Planning: 1.1, 1.2
- 2. Workforce: 2.3
- 3. Transportation: 3.1

## Infrastructure

- 1. Transportation (Land): 1.1, 1.4, 1.5
- 3. Resilience: 3.2
- 4. Utilities: 4.6
- 5. Public Services: 5.10, 5.11
- 6. Housing: 6.2
- 7. Technology: 7.2



Section	Sub-Section, Sub-Header	Page	Correction
Executive Summary	Our Future and Our Plan	xiv	Last sentence: ..., and its purpose...
	The Elements and Core Values	xvi	Last sentence: addressed
	Priority Investment	xvii	Last sentence: correct "propriety" to say <u>priority</u>
	Goals, Strategies, and Tactics	xvii	9. View the region as a partner, <u>not</u> a competitor.
Section 1.0	Introduction	3	Figure 1.1: Adjust leading for legend text
		4	Figure 1.2: Adjust leading for legend text
	1.3, Organization of Our Plan	10	Section 2.0... Within this section, the information and data <u>is</u> structured... Section 3.0 ... as well as a matrix relating the goals and strategies to their respective elements. <u>The Key Ideas and Opportunities bulleted in each chapter demonstrate the genesis of the goals, strategies, and tactics.</u>
Section 2.0	2.3, Cultural Resources	27	Gullah Culture & Heritage: Remove second to last paragraph for use in the new "Our Island's Gullah Community" section.
Section 3.0	All Chapter Matrix Tables		Update to reflect additions based on new cross-references.
	3.1, Overview	93	Second paragraph, add before the last sentence: <u>The Key Ideas and Opportunities bulleted in each chapter demonstrate the genesis of the goals, strategies, and tactics.</u>
		94	Figure 1.3: Remove comma from figure title after Core Values.
	3.2, Chapter 2, Goals & Strategies	120	Tactic 6.6.2: correct spelling for <u>implement</u>
	3.2, Chapter 3, Key Ideas	128-129	Move second paragraph under heading to top of page 129. Shift third paragraph under the Opportunities text box.
	3.2, Chapter 4, Key ideas	143	Last sentence remove colon and add a period.
	3.2, Chapter 6, Key Ideas	168-169	Move widow sentence at top of page 169 to bottom of page 168. Fix the cross-reference graphic for Figures 2.44 and 2.45.
		170	Align bullets in Opportunities text box.

Section 4.0	4.1, Parks and Rec Master Plan & Our Plan	208	First paragraph, second sentence: ... has resulted in Goals, Strategies, and Tactics, <u>and a Parks + Recreation Vision</u> for the Town, as well as...
	4.5, Our Recreation and Programs	238	Section header title: Change the "and" to an ampersand "&"
	4.6, Parks and Rec & Our Plan	253	Table 4.9: Align the "Inc" box on the 3. Programming line.
Section 5.0	5.2, The CIP and Adopted Plans	271	First paragraph, last sentence: ... staff works closely with the CIP Committee for the Planning Commission to <u>prioritize projects and</u> develop the program.
Section 6.0	6.1, Definitions		Add definition for "Natural disaster," <u>Any naturally occurring event that causes extensive damage or complete loss of property, the built environment, or natural resources, or causes loss of life.</u>
	6.2, Index	313	Correct Index listing for: Gullah Geechee <u>Culture</u> Preservation Report.
		317	For Resilience listing: Bold page numbers 188, 193

View and/or download the

**Draft**

**Hilton Head Island  
Our Plan  
2020-2040**

in pdf format at

<https://hiltonheadislandsc.gov/projects/CompPlanUpdate/documents/OurPlan2020-2040-Draft.pdf>

**A RESOLUTION BY THE PLANNING COMMISSION OF THE TOWN OF HILTON HEAD ISLAND RECOMMENDING OUR PLAN BE FORWARDED TO TOWN COUNCIL FOR ADOPTION.**

**WHEREAS**, the Town of Hilton Head Island has established a reputation as a well-planned community; and

**WHEREAS**, Our Plan is the proposed Town of Hilton Head Island 2020 to 2040 Comprehensive Plan; and

**WHEREAS**, Town staff, the Development Team, and the Planning Commission were asked to rewrite the Comprehensive Plan for the Town of Hilton Head Island; and

**WHEREAS**, Our Plan meets the requirements of The Comprehensive Planning Enabling Act of 1994 and its updates; and

**WHEREAS**, Our Plan includes the following core values: Relentless Pursuit of Excellence, Redefining Environmental Sustainability, Revitalizing and Modernizing the Economy, Fostering an Inclusive Multi-dimensional Community, Building a Connected and Collaborative Community Fabric, Expanding to Embrace an Integrated Regional Focus, and Innovative Approach to Create ‘Right-sized’ Infrastructure; and

**WHEREAS**, Our Plan includes the following elements: Cultural Resources, Natural Resources, Population, Housing, Community Facilities, Economic Development, Land Use, Transportation, Recreation, and Priority Investment and adopted appendices; and

**WHEREAS**, on August 12, 2020, the Our Plan Development Team voted to recommend that Our Plan be forwarded to the Comprehensive Plan Committee of the Planning Commission for review; and

**WHEREAS**, on August 25, 2020, the Comprehensive Plan Committee of the Planning Commission voted to recommend that Our Plan be forwarded to the full Planning Commission for review; and

**WHEREAS**, Our Plan has been made available for public review; and

**WHEREAS**, Our Plan is required to be adopted in accordance with Section 6-29-510, 6-29-520, and 6-29-530 of the Code of Laws of South Carolina.

**NOW, THEREFORE BE IT, AND IT HEREBY RESOLVED BY THE PLANNING COMMISSION FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THAT** the Planning Commission hereby recommends that Town Council adopt Our Plan, the Town of Hilton Head Island 2020 to 2040 Comprehensive Plan, with recommended additions and revisions.

Moved, approved, and adopted on this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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**Peter Kristian, Chairman**

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**Krista Wiedmeyer, Town Clerk**