

RESPONSE

~TO~

HILTON HEAD ISLAND R/UDAT REPORT

Submitted by:
Resource Committee for Native Island Affairs



November 20, 1996

**RESOURCE COMMITTEE FOR NATIVE ISLAND
AFFAIRS**

RESPONSE TO HILTON HEAD ISLAND R/UDAT REPORT

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**NATIVE ISLAND BUSINESS AND
COMMUNITY AFFAIRS ASSOCIATION
Post Office Box 23452
HILTON HEAD ISLAND, SC 29925
"Mayor's Resource Committee for
Native Island Affairs (Focus Group)"**

November 20, 1996

Tom Peebles, Mayor
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Re: Response to Hilton Head Island R/UDAT Report

Dear Mayor Peebles:


On behalf of the members of the Resource Committee for Native Island Business and Community Affairs Association, I am indeed happy to forward our response to the Hilton Head Island R/UDAT Report.

During the past eleven (11) months (November 6, 1995 to October 14, 1996), a group of dedicated landowners from Ward I rolled up their sleeves and went to work. The tangible result of their efforts is contained in the enclosed booklet. However, the real benefit cannot be seen or touched, because insight and motivation are intangibles.

Hopefully, our recommendations will be received by the Town Council and the community, in the spirit in which they were made. Our sincere desire is to find ways to solve some of the many problems that have descended upon the Native Island communities, through no fault of their own. Nevertheless, the problems are here and they are real. It will take an island-wide commitment and effort to remedy those serious deficiencies.

Thank you kindly for allowing us to serve our community in this very special way. The Resource Committee for Native Island Affairs stands ready to do our part to make our Town a better place to live, to work, to play and to grow for all of its citizens.

Sincerely,


Perry White
Chairman

INTRODUCTION

On November 6, 1995, a group of 25 citizens from Ward I took on a task to review the Hilton Head Island R/UDAT Report. The group was originally selected by the Native Island Business and Community Affairs Association. The group was first known as the "Focus Group". This was in keeping with its purpose, to focus on the R/UDAT Report.

The group was tasked to review the R/UDAT Report and make recommendations to be acted upon by the Town of Hilton Head Island, the Native Island community churches, local community groups, Public Service district #1, County Council of Beaufort County, Beaufort County Board of Education, The State of South Carolina and others.

After the Focus Group had met a few times, it became evident that the group was nothing more than an Ad Hoc Committee with no official link to the Town Council of the Town of Hilton Head Island. Mayor Tom Peebles was asked by the Native Island Business and Community Affairs Association, with support from the R/UDAT Steering Committee, to appoint the Focus Group as an advisory committee to the Mayor. The group was officially appointed by Town Council on December 19, 1995. The group became The Resource Committee for Native Island Affairs. Officers of the committee were:

Perry White, Chairman
Thomas C. Barnwell, Jr., Vice Chairman
Nancy Schilling, Secretary

The committee selected thirteen (13) subject areas from the R/UDAT Report to be studied. The group was further tasked with the responsibilities of identifying problems, determining their status and making recommendations to address and solve those problems. The committee was divided into four (4) teams, each team was assigned three (3) or more subject areas to study and come up with recommendations.

Between the months of November, 1995 and October, 1996, the committee met practically every Monday evening. Literally thousands of man-hours went into the issues and concerns of Ward I and the Native Island Community. The R/UDAT Report was the starting point, but the committee dug much deeper into the problems that were brought to the table each week.

The first three months of meetings were devoted to the process of trying to turn a group of twenty-five (25) individuals of vast differences in age, and background into a team that could work together. The strong leadership of team captains, Thomas C. Barnwell, Jr., Betty Days, Mark Moore and Kenneth James, made the task easier. They availed themselves to resources ranging from individual citizens to elements of government and agencies all the way to Washington, D.C.

The committee took those problems that were identified in the R/UDAT Report, studied them thoroughly to determine their current status and made recommendations for solving those problems. Recommendations in some cases are suggested ways to implement those made by the R/UDAT and in other cases they are independent of the R/UDAT Report. The "Response" as the committee's report is called, is divided into five (5) parts: Table of Contents, Introduction, Mission Statement, Response by teams, and a Roster of Committee Members.

Finally, Mr. Richard Oriage, President of the Native Island Business and Community Affairs Association, Mr. Murray Christopher, and Ms. Veronica Miller from the R/UDAT Steering Committee deserves special recognition for their active participation with the committee during our eleven (11) month journey. The Town of Hilton Head Island staff were supportive of the committee's work and provided assistance when needed. Several civic organizations of the Island were with us throughout the process. Professor Wells-Bowie from the School of Architecture, Florida A&M University, Tallahassee, Florida, and a team of Architectural students, really energized the committee with the conceptual design of an African-American Museum and Cultural Center for this Island. The final salute goes to the Mayor and Town Council of The Town of Hilton Head Island for their confidence in the committee.

Hopefully, the dedication and hard work of the members of the Resource Committee for Native Island Affairs will bear good fruits. Their efforts can only be described as a "labor of love". It is now up to the entire community to use this report as one of many devices that will be needed to help solve the problems of Ward I and the Native Island Community.

Respectfully submitted,

A handwritten signature in cursive script that reads "Perry White". The signature is written in dark ink and is positioned above the printed name.

Perry White, Chairman
Mayor's Resource Committee
for Native Island Affairs

VISION STATEMENT FOR NATIVE ISLAND COMMUNITY

Our vision for the Native Island Community of Hilton Head is that, we not be treated as, viewed as, nor live as second class citizens; but, as equals of the other communities of Hilton Head Island. However, we must not be forced to become another Plantation, but retain our character and our culture.

In order for this vision to become a reality, much work, thought and prayers must be undertaken. We must have our land master planned, a road map to help us get where we are trying to go. Then there is the need for basic public services, these include water and sewer, fire protection, police protection, solid waste removal and disposal, proper drainage of our land, protection of our environment, paved roads, streets, side walks and bike paths. Additional needs include, affordable and decent housing, improved economic development opportunities for native islanders through easier access to loans and grants, protection and preservation of the native island history and culture, improved recreational facilities for all of our citizens, including senior citizens, and a community center.

Other serious problems for which solutions are needed include, immediate relief from the heavy burden of high taxes on undeveloped land (stemming primarily from recent changes in the tax laws relative to agricultural use of land), low wages and salaries paid to workers in this high cost-of-living area; and relaxing of restrictive provisions of the Land Management Ordinance of the Town of Hilton Head Island. Some form of zoning is also needed to keep our community from becoming the dumping ground for undesirable facilities.

This vision calls for the coming together and working together by people from all sections of the Island. The Native Islanders must become more involved, informed, concerned, vocal, visible and cooperative in matters of importance to the island community.

We must always take the first step to help ourselves, beginning with greater emphasis on improving the quality of education our children are receiving. We must see ourselves as "PEOPLE WITH A PROBLEM" rather than "PROBLEM PEOPLE". Residents of the other communities of the Island must gain a better understanding of their role in creating some of the problems faced by the Native Islanders. They must develop a more caring attitude and a willingness to work with the Native Islanders to improve relationship and to build a better community for everyone. Together, we must build a single community for everyone. Together, we must build a single community to replace the patch work of communities that now exist on our Island.

T e a m #1

T e a m M e m b e r s

**THOMAS BARNWELL, JR.
JIM CAMPBELL
NADINE CHAPLIN
JANNIE GADSON**

THOMAS BARNWELL, JR., CHAIRPERSON

T e a m #1

WATER & SEWER

TRANSPORTATION

AFFORDABLE HOUSING

and

PROPERTY TAXES

**WATER, FIRE PROTECTION & SEWER SERVICES
R/UDAT REPORT (pg. 15)**

ISSUE:

Water, fire protection and sewer services are inadequately provided to the Ward I residents. Hilton Head Public Service District No.1 (PSD #1) is the entity designated to provide the water, fire protection and sewer services to Ward I area. The Town of Hilton Head Island has the overall responsibility to adequately provide these services to all its citizens.

STATUS:

The Town of Hilton Head Island should direct PSD #1 to have adequate water available to all Ward I residents by June, 1997 and start a plan with a cost proposal to provide sewer. Currently there is inadequate water service in Bay Gall, Spanish Wells, Jonesville and Chaplin areas. Sewer service will cost more than \$30 million and will take years to completely satisfy the needs of Ward I residents.

Water lines (pipes) are currently being installed in Jonesville. Spanish Wells is scheduled to be next. Most of Bay Gall is adequately served. Chaplin area will be the last water line project.

Sewer lines (pipes) are sporadically installed in Ward I area. These lines were incidentally installed to provide service to planned developed areas other than to Ward I residents. The lines in most cases are actually running through the Ward I communities.

All existing Ward I water and sewer lines were not planned to service the residents of the ward, most of the existing lines were originally serving the planned developed areas. Now PSD #1 is examining ways to use the existing Ward I water and sewer lines to cut the cost of providing the services to all Ward I residents.

Town of Hilton Head Island has taken the lead in an effort to consolidate the remaining three Public Service District into one to lower the operating cost and to become more efficient. The Town of Hilton Head Island is focusing on the health, welfare, and safety of all residents whereby asking all residents to support a referendum to provide water and sewer to all Ward I residents

The Low Country Water Project was organized in June, 1994 to assist Ward I residents in resolving the water, fire protection, and sewer issues. Currently, The Low Country Water Project is conducting a house-to-house survey in an effort to seek ways to get these services to the Ward I residents with a minimal fee or no-cost to each resident.

STATUS DATE: October 31, 1996

RESOURCES:

Joe Pitts, Jr., Public Service District No. 1, 681-5525
Irvin Campbell, The Low Country Water Project Committee, 681-6018
Ann Walling, Founder, The Low Country Water Project Committee

RECOMMENDATIONS:

The Low Country Water Project Committee must continue to conduct the survey of Ward I residents to determine the water and sewer needs; and also continue to seek ways to ease the hardship in cost for each resident.

The Resource Committee for Native Island Affairs (Team #1) and other community groups should encourage Ward I residents to use water and sewer services where and when available.

Public Service District No. 1 should develop a marketing strategy to encourage Ward I residents to use the existing water service. The strategy should include giving the residents all options such as: a) cost for connections, monthly rate, and payment plan if required; b) an explanation on annexation and taxation (available fee) and; c) discuss the water service benefits.

The Town of Hilton Head Island should develop a program of grants for water and sewer connections for Ward I residents. The amount of grant for each household should be based on the household's income. This action should be in conjunction with The Low Country Water Project's effort in seeking ways to provide services at minimal cost or no cost.

The Resource Committee for Native Island Affairs (Team #1) should assist and support in all efforts to provide water, fire protection, and sewer services. This team along with other community groups can be used as a water and sewer communication link to the Ward I residents.

The Town of Hilton Head Island should solicit the support of the entire Island Community for water and sewer services for Ward I. This might be accomplished by engaging the numerous business and civic groups and churches in the project.

**AFFORDABLE HOUSING
R/UDAT REPORT (pg. 40)**

ISSUE:

Affordable Housing is a major problem on Hilton Head Island, however, some more visible than others:

- A large part of the labor force commutes, often long distances, to work on Hilton Head. With the growth of job opportunities in the Bluffton area, lack of affordable housing on the Island may soon impair the ability of the local economy to maintain its labor force.
- Many lower income families in Ward I live in inadequate housing, double up, or are spending disproportionate amounts of their incomes for decent shelter.
- Lower income home owners find it impossible to obtain adequate affordable funds to make improvements, while young home buyers purchase mobile homes, sacrificing long term quality and durability, because of the high cost of permanent housing.

STATUS:

The need for affordable housing continue to go unmet in the Hilton Head housing market. Restrictive regulations by the Town of Hilton Head Island, the high cost of land, the absence of infrastructure, a lack of innovative approaches to development of affordable housing, low densities and inaccessibility of low cost loans are a few of the many obstacles that potential developers and individual property owners must confront.

Social problems are also mounting in the Ward I communities as more parents must work two or more jobs to maintain their families on this island, even for those who are living in mobile homes. In many homes, children are growing up without proper adult supervision. Children from those homes are generally poor students and in some case become juvenile delinquents. Low wages and the high cost of living on Hilton Head are primary contributors to the many problems that must be seriously addressed by this Island Community.

STATUS DATE:

RESOURCES:

Mr. Charles Simmons, Jr.
Mr. Jay Haigler
Mr. Douglas Husley

RECOMMENDATIONS:

The following recommendations from the Housing Committee of the Mayor's Committee on Native Island Affairs are measures that the Town of Hilton Head Island should take in order to facilitate affordable housing development on Hilton Head Island. These recommendations are applicable to Ward I only.

Relax Zoning Restrictions:

- Allow the division of property on Hilton Head to encourage housing development on one to five acre tracts of land on the north end of the Island.

The Town of Hilton Head Island should mitigate some of the development costs:

- Secure grants based on National Budget Affordable Housing. See report outline #3-Housing Assistance Council, based on private or non-profit organizations, page 16, #4-National Consumer Coop Bank, page 27, Office of the Governor, Mr. Mike Gullage, Executive Director. This is not in the booklet.
- Seek below-market-rate financing. Apply for tax exempt bond financing from The State Budget & Control Board. Apply for tax credit from the South Carolina Housing Finance & Development Authority (see page 1). Apply for financing through the Farmers Home Administration Rural Development, page 14-Affordable Housing.
- Apply for grants to supplement infrastructure development costs.
- Waive all permit fees for housing development that meet the affordable housing criteria outlined in the Affordable Housing Overlay Zoning District (Section 16-7-490) (LMO).

- Waive the fees for the traffic study and any mitigation that might be required. The Town of Hilton Head Island must also waive the other four (4) fees that are required, i.e., 1) development permit filing fee, 2) Corridor Review Commission filing fee, 3) building permit fee; and 4) street improvement fee.
- Request that the Low Country Council of Government provide pre-development funds for the preliminary architectural and civil engineering feasibility requirement.

The Town of Hilton Head Island should provide technical assistance:

- Make available three (3) standard home design for purchase. The same designs could be made available to private land owners who desire to build on their lots.
- Direct staff to assist the property owners/developers during the early development stages with the permitting process as outlined in the Town of Hilton Head Island's "Community Development Guide".
- Request that the Technical College of the Low Country and USC Beaufort Business Development Center become volunteer consultants to the property owners/developers.

Establish a non-profit development organization:

- Contract with the community-based organization, The Native Island Business & Community Affairs Association, with the express purpose of funding the organization to facilitate affordable housing development for a period of not less than five (5) years.
- Authorize the organization to engage in affordable housing development activities. To facilitate affordable housing development, the organization should apply to programs from town, county, state, federal, and private foundations.
- Encourage all potential property owners/developers who have not taken a course in development to do so.

PROPERTY TAXES
R/UDAT REPORT (pg. 34)

ISSUE:

The burden of property taxes falls harder on many Ward I residents, because their incomes have often remain low, while the value of their property , as determined for tax assessment purposes, has skyrocketed. While property values may be higher in other parts of the Town, incomes are generally substantially higher as well. The fact that residents of Ward I receive fewer services than residents of other wards contributes to the lack of equity that is experienced by Native Islander Community. The high tax burden has led to frequent situations where lower income Ward I property owners have been unable to meet their tax bills, often losing their property at tax sale auctions to speculators and investors.

Existing law provides the Town and the County, which administers property taxation for the Town, with little discretion to adjust property taxes, or to address many of the concerns raised by Ward I residents in this area. At the same time, it must be acknowledged that the Town and County have not aggressively sought to use such flexibility as they have in the interest of Ward I tax payers. While it may be worthwhile to press for changes to the State Constitution and State Statues, it must be recognized that significant change in this area, at a time when the entire property tax system is under close scrutiny at the State level, is likely to be both slow and difficult. At the same time, there are many specific steps that can be taken by the Town and County working together to try to address the needs of Ward I residents within the existing statutory framework.

STATUS:

Record numbers of property owners are facing difficulties in paying their taxes. Higher taxes in combination with changes in the law as it relates to timber and agricultural uses, Public Service District No. 1 fees, and errors in calculation on the part of County officials have made matters worse for many Ward I property owners. Penn Center on St. Helena Island, South Carolina is one of the few places that property owners can get assistance in terms of advice and advocacy, but Penn Center does not have funds to pay taxes. Banks have offered loans to pay property taxes, but that too is a bandage solution to a serious problem.

DATE OF STATUS:

RESOURCES: Mr. Robert Flanagan

RECOMMENDATIONS:

Native Island families should be encouraged to seek help from tax consultants. In recent years, local property owners and businesses have used these consultants effectively to reduce their property tax liability. Generally, the consultant, a certified property tax appraiser, agrees to analyze the property owners property tax situation. In return, if the consultant finds an error in the appraisal and is able to obtain a property tax refund from the County, then the appraiser is paid a percentage of the refund for that year. The property owner enjoys the benefit of the tax reduction for years to come without paying any additional funds. If there are no errors in the appraisal and the property owner is not entitled to a refund, then the appraiser does not receive any money.

Native Island families should be encouraged to examine their property tax records to make sure they are claiming the proper exemptions and reductions such as the Homestead Exemption and the Agricultural Exemption. In many cases this will substantially reduce the property tax burden.

The Town of Hilton Head Island should be encouraged to accommodate the Native Island families to the greatest extent possible with property tax reductions in connection with wetlands and drainage plans. If the Town seeks to place a burden on these families to provide drainage or to preserve wetlands, then every effort should be made to ensure that the families who are burdened with these ordinances receive compensation at fair market value for their property.

A concerted effort should be made through local associations, churches and the Town of Hilton Head to be certain that the tax assessor's records are accurate and that property owners receive timely notification of their property tax obligations and of pending tax sales.

The local Hilton Head Island Bar Association and the South Carolina Bar Association should be contacted in an effort to provide pro bono publico legal assistance for property tax questions.

The Town of Hilton Head Island should play a lead role in getting legislation enacted to roll back property taxes for property owners of record prior to 1956. If property has remained in the family since that date, the roll-back provisions would be extended to the current owners(s) of records. Roll-back should be to the rate that it was in 1976 (20 years after the bridge was built), the rate should be frozen at that level until the land is developed for commercial purposes, sold or transferred out of the family.

The roll-back provision shall apply to undeveloped land and land that is used as homesites. Maximum acreage of one hundred (100) acres per individual or family in case of heirs property. This step will have the affect of conservation districts and could slow growth and development.

Public Service District No. 1 should be petitioned by the residents of Ward I with support from the Town of Hilton Head Island, to discontinue charging availability fees for water and sewer services on land that is left in its natural state, agricultural, timber or home sites. The practice of tying the PSD assessment in with the property tax record is unethical and has caused hardships for many families of the Ward I communities.

The Ward I Community should establish a tax assistance office for the property owners of Ward I. The Community should recruit volunteers to staff the office. The Town of Hilton Head Island should provide office space and clerical assistance.

The Ward I Community should establish a property tax Assistance Fund to assist the residents of Ward I with payment of property taxes and recovery of lost land.

**TRANSPORTATION
R/UDAT REPORT (pg. 52)**

ISSUE:

Town government of Hilton Head takes pride in its awareness and sensitivity to environment issues. Indeed, the traffic impact fee ordinance, which has been the source of such concern in Ward I, is driven at least in part by environment concerns, prompted by increasing traffic congestion on the island's roads. At the same time, however, Town government, as well as local business and civic leadership, have been reluctant to grapple with the underlying transportation issues. While the Town of Hilton Head Island continues to promote automobile-dependent development through its land use regulations, little or no effort is being made to foster alternative modes of circulation to reduce the island's overwhelming dependency on private automobiles.

STATUS:

The Island's transportation system is a mixed package of taxis, buses, limousines, Low-country Regional Transportation Authority buses, private automobiles and bicycles. However, private transportation is the primary means of moving around the island for permanent residents, visitors and commuters who come to work on the island. Several employers provide transportation for their employees, some hotels provide on-island transportation for their guest, the large retirement communities operate limousine service for their residents and churches transport people to and from church related activities. There is even a share-a-ride program that transport senior citizens and others to doctor's appointments and other places of importance free of charge. In spite of this array of transportation services, the poor, the young and people who do not own automobiles are left without affordable transportation. They must rely on the high cost taxi service or pay private individuals for rides, even to and from work.

STATUS DATE:

RESOURCES:

RECOMMENDATIONS:

The Town of Hilton Head Island should actively seek and support private providers of an island-wide transportation system.

Possible Funding Sources:

- National Consumer Cooperative Bank, Washington, DC
- SC Department of Highway and Transportation
- US Department of Transportation
- Local Accommodation Taxes

T e a m #2

T e a m M e m b e r s

**BETTY DAYS
CHARLES HOUSTON, SR.
JANIE JONES
CHARLIE SIMMONS, JR.
MURRAY CHRISTOPHER
JOSEPH L. SIMMONS**

BETTY DAYS, CHAIRPERSON

T e a m #2

MASTER PLANNING

HEIRS PROPERTY

and

ROAD IMPROVEMENT-PAVING

**MASTER PLANNING
R/UDAT REPORT (pgs. 20-25)**

ISSUE:

The imposition of growth control measures, traffic management ordinance, land management ordinance, and down zoning by the Town of Hilton Head Island on property owned by the Native Island Community.

STATUS:

Land use pattern in Ward I is a patch work of mixed uses, including single family units, multi-family units, condominiums, mobile homes, schools, churches, commercial developments, recreational facilities, agricultural, fishing docks, marinas and other uses. Ward I is made up of several small communities that are scattered throughout the north end of the island. Zoning of most areas of the Ward is M-2 (mixed-use), whereby a little of everything is allowed. However, there is no master land-use plan to give a sense of order or direction for future growth and development. The absence of infrastructures in the Ward is one of the major obstacles to better land-use planning. The small parcels of land that are owned by numerous families and individuals offer a serious challenge to land use planners. In spite of the myriad of problems, a master land-use plan is needed for the Ward.

The Town of Hilton Head Island has hired a consultant firm to develop a land use plan for Ward I and a traffic analysis study for the entire island.

DATE OF STATUS: October 14, 1996

RESOURCES: Town of Hilton Head Island Planning Staff

RECOMMENDATIONS:

The Town of Hilton Head Island should relax or waive growth control measures as needed in Ward I.

The Town of Hilton Head Island should increase densities from current eight (8) dwelling units per acre to twelve (12) dwelling units per acre (Sec. 16-7-430 of the LMO).

Public Service District #1 and the Town of Hilton Head Island must provide water and sewer services to the Native Island Communities at affordable cost.

The Town of Hilton Head Island must review and modify set-back requirements in certain areas of Ward I. The Town of Hilton Head Island must also grant favorable considerations of request for waivers as needed.

The Wetlands ordinance of the Town of Hilton Head Island should be in line with South Carolina and Federal laws.

The Town of Hilton Head Island should review all zoning districts within the Native Island Communities. Planned Unit Developments (PUDs) should be established where practical instead of the conventional M-2, M-3 and etc. zoning.

The Town of Hilton Head Island should give favorable considerations to request for Native Island Communities to rename roads within their communities.

The Town of Hilton Head Island should work with the Native Island Communities to assure open access to all black cemeteries on the Island, including those located in gated communities.

Black churches on the Island must continue their quest to acquire deeds to all traditionally black cemeteries.

The Town of Hilton Head Island should waive the traffic impact fees for property owners of the Native Island Communities and for affordable housing developments.

The Town of Hilton Head Island should waive housing impact fees for all non-plantation residents.

The Town of Hilton Head Island or SC Department of Transportation should address what happened to the highway capacity that is tied to the Native communities. How did the PUD's compute their supposed "by-right capacity"? Was it the State, Court or some other agency signed away those "by-right capacity"?

The Town of Hilton Head Island should waive/decrease the cost of development in the Native Island Communities.

**HEIRS PROPERTY
R/UDAT REPORT (pgs. 13-14)**

ISSUE:

Heirs property is land that is owned by a number of family members. It has historically been passed down undivided from generation to generation. This title is jointly owned by all heirs, living or deceased. The major problem is the legal cost of clearing title.

STATUS:

This issue is currently being addressed by a non-profit organization consisting of, The Local Banks, The Hilton Head Bar Association, Hilton Head Foundation, and Penn Center (see p. 14). The Penn Center's staff has made a draft of its policies and guidelines for assisting families interested in title clearing. The final policies and guidelines are being fine tuned for a presentation within the not too distant future. Grant funds in the amount of \$25,000.00 are made available from the Local Banks and the Hilton Head Foundation. The bar association will provide Pro Bono Legal services. Penn Center will administer the funds and assist with the family trees. Residents of Hilton Head, Daufuskie and Bluffton are eligible for assistance under this program.

DATE OF STATUS: June 3, 1996.

RESOURCES:

Mrs. Florence Franklin-Atlantic Savings Bank
Mr. Joe McDormick-Penn Center
Mrs. Keri Jordan, Attorney-Hilton Head Bar Association.

RECOMMENDATIONS:

The Resource Committee for Native Island Affairs endorses the plan that has been drawn up by the coalition of Banks, Bar Association, Hilton Head Foundation and Penn Center. The plan should address most routine problems of clearing title to heirs property.

SPECIAL NOTE

- While the number one issue is clearing of title, the most critical issue from the planning perspective is density which should be addressed by the Town of Hilton Head Island .

- Maintaining the heirs property legacy is the basic premise. The original owners bought property and maintained ownership with the intent of providing a homestead for their offsprings. Generation would use what they need and preserve the rest for the next generation, etc. A great majority of these parcels are small in size, and must accommodate a potentially large number of heirs.
- The current allowable density of 4 du/acre would make the division and use of these properties a very difficult task from this standpoint alone. Not being the only requirement imposed in the Land Management Ordinance, the properties would be under various growth regulations measure as well.
- The most devastating aspect of all of the requirements produces a net loss of acreage for their properties. Requirements such as acreage for wetlands being excluded, buffers and set-backs, overlay zoning districts, road right-of-way requirements (50' r/w with 65' radius for turn around), open space requirements, traffic mitigation, and etc.

**ROAD IMPROVEMENT - PAVING
R/UDAT REPORT (pgs. 17-18)**

ISSUE:

The widespread extent of unpaved, and in many cases, unsafe roadways in the Native Island Communities of Ward I is a major concern for residents of the area, as outlined on page 17 of the R/UDAT report.

STATUS:

Currently the following roads have been paved: Muddy Creek, and Oak View (by Beaufort County). Jonesville Road is currently being paved by the Town of Hilton Head Island.

DATE OF STATUS: October 14, 1996

RESOURCES:

Memorandum dated February 16, 1995. Subject: Rating of Dirt Road on Hilton Head Island and Priorities for Paving, (from Asst. Town Engineer to the Town Manager)

RECOMMENDATIONS:

The following roads need to be given higher priorities in the Town Capital Improvement Plan: Fish Haul Road, Bradley Circle, Bryant Road, Elliott Road, Mitchelville Extension, 1st and 2nd Streets, Eagen Road, Katie Miller Drive, Cobia Court, Ceaser Place, Wright's Road, Murray's Avenue, Ferguson Lane and Namon Road.

The Town of Hilton Head Island and Beaufort County should assist property owners in improving private dirt roads leading to their residents (i.e., providing fill dirt and grading).

The Town of Hilton Head Island should assist with the paving of roads leading to cemeteries.

The Town of Hilton Head Island should install safe pedestrian crossings in several areas along William Hilton Parkway where communities are split by the Parkway. Elevated crosswalks should be considered.

Safety improvements are needed at the intersections of School Road, Wilborn Road and Gum Tree Road. Caution lights and stripped pedestrian crossings are recommended.

The Town of Hilton Head Island should install a traffic light with appropriate turn signals at the intersection of William Hilton Parkway and Squire Pope Road. A pedestrian crossing should also be made a part of the traffic signal project.

The Town of Hilton Head Island should extend Spanish Wells Road across William Hilton Parkway to Wild Horse Road. This action will provide improved access to businesses and residences located on Wild Horse Road. In addition, pedestrian crosswalk should be made a part of this project. It will provide a safe crossing to the park (to be built at the old Hilton Head Elementary School/Courthouse Annex site). These improvements should be made a part of the work that is currently being done on the Cross Island Expressway project.

The Town of Hilton Head Island should mandate inter-connecting roads between gated communities, where possible. This would reduce traffic on the William Hilton Parkway and traffic tie-ups at several intersections on the Island.

**HISTORIC AND EXISTING AFRICAN-AMERICAN
COMMUNITIES OF HILTON HEAD ISLAND**

<u>Historic Community</u>	<u>Present Day Location</u>
Baygall	West of Baygall Road, roughly contained by Fish Haul Road on south and west, north to Port Royal Sound
Big Hill	West of Port Royal Plantation, north and east of the airport, along Dillon Road, and including the southern half of present day Cotton Hope Plantation.
Braddock Pt	Harbour Town area (in Sea Pines Plantation) north of Plantation Drive.
Chaplin	From Broad Creek seaward to the ocean including the present Singleton/Burkes area.
Drayton	West of Mitchelville Road, east of Baygall Road, both sides of Fish Haul Road, north to Port Royal Sound.
Elliott	Dolphin Head area of Hilton Head Plantation.
Gardner	Extreme northeast portions of Indigo Run and surrounding lands along Marshland Road, seaward to Broad Creek, and north to Leg'O'Mutton Road.
Grasslawn	Northeastern portion of the outlying golf course at Port Royal Plantation.
Honey Horn	North and east of Spanish Wells Road, south of William Hilton Parkway, and east to the present day boundary of Indigo Run Plantation.
Jarvis	In Jarvis Creek Neighborhood at the terminus of Riverside Drive, west of Old House Creek.
Joe Pope	Narrow strip along William Hilton Parkway in what is now Palmetto Dunes Resort (including Shelter Cove) and from Long Cove northeast to Shelter Cove.
Jonesville	Along both sides of Spanish Wells Road from Otter Hole/Smithfield Drive to Pond Drive, including portions of Jarvis Creek and Indigo Run Neighborhoods.

Marshland
North of Leg'O'Mutton Road for about a quarter mile on both sides of Marshland Road, east to Broad Creek.

Mitchelville/
Cherry Hill
West of Port Royal Plantation, north of Fish Haul/Dillon Road, east of Mitchelville Road to Port Royal Sound.

Muddy Creek
Roughly from Muddy Creek Road north to Pond Drive and from Spanish Wells Road east to Marshland Road.

Pope
In the Squire Pope Neighborhood, west of Wildhorse Road to Skull Creek, north of William Hilton Parkway.

Seabrook
Seabrook Farm area of Hilton Head Plantation.

Spanish Wells
Northern two-thirds of Spanish Wells Plantation, including outlying lands on both sides of Spanish Wells Road, north to Pond Drive.

Stoney
Both sides of William Hilton Parkway from Spanish Wells road west to Jenkins Island.

Wildhorse
In the Squire Pope Neighborhood, east of Wildhorse Road, south and west of Gumtree Road, and north of William Hilton Parkway.

Source: Town of Hilton Head Island and JRA, 1986.

T e a m #3

T e a m M e m b e r s

**KEN JAMES
IRVIN CAMPBELL
SHARON BROWN
VERONICA S. MILLER
LEANDER CANNICK, JR.
ELNORA AIKEN
CHRISTOPHER GREEN, JR.**

KEN JAMES, CHAIRPERSON

T e a m #3

EDUCATION & RECREATION

DRAINAGE

and

ZONING

EDUCATION
R/UDAT REPORT (Pg. 53)

ISSUE:

While the R/UDAT report commended the area schools and their commitment to quality education, the percentage of Native Island students graduating from High School continues to fall. Very few of those graduating go on to college.

STATUS:

The public schools on Hilton Head Island have excellent facilities and many progressive programs to challenge their students. However, black students are grossly under represented in the talented and gifted and honors programs at these schools.

In spite of tutoring programs offered by the schools, various individual counseling programs, special scholarship programs, mentoring programs, offered by several community groups and organizations, black students are not advancing academically and socially.

STATUS DATE: October 14, 1996

RESOURCES:

RECOMMENDATIONS:

In order to motivate black and other poor performing students, the following recommendations are offered:

- The school (High School) and the business communities should form a cooperative partnership where students are afforded an opportunity to earn credits for working in a supervised environment. Hopefully exposure to the actual working of a business would stimulate the students' interest in success through education.
- Perhaps the greatest need of the native island students is motivation. These students are in need of help before they enter school (Pre-kindergarten) and after they enter school. Parents and the Native Island Communities must work together to create an unofficial system to save our children. The Black Churches of this island and other communities as well, could serve as the missing link in our children's education. A well

coordinated after school program, sponsored by the six black churches on this island, could bring together parents, students and resources to teach and reinforce our history, our culture and our values. The Ministerial Alliance of the local churches will be asked to implement this action.

- Industrial Arts (shops) should be made a part of the curriculum for each high school in Beaufort County. It is a tragedy that after 13 years of schooling, many of our young people do not know how to work, nor have any idea of how things work. A well designed industrial arts program that teaches current day technologies will provide opportunities to a large segment of students who are not challenged by the academic curriculum at the high schools nor through programs offered at the Beaufort-Jasper Career Education Center.
- The Beaufort County Department of Education should establish an orientation program for all new teachers, principals and administrators. This program is sorely needed for a better understanding of the cultural differences of students, parents and citizens of Beaufort County.

**RECREATION
R/UDAT REPORT (pg. 53)**

ISSUE:

The Town of Hilton Head Island has begun to invest in recreational facilities. However, there is a need for greater emphasis on the recreational needs of the residents of Ward I. In addition to the need for new and improved facilities, access to existing and planned facilities is an absolute must. Bike paths should be routed to include recreational sites and safe pedestrian crossings must be installed at appropriate points along William Hilton Parkway.

STATUS:

Plans have been completed by Beaufort County Parks and Leisure Services for a new park at the old Hilton Head Elementary School site.

STATUS DATE: September 3, 1996

RESOURCES:

Buz Boehm, Director, Beaufort County Parks & Recreation Commission

RECOMMENDATIONS:

The Town of Hilton Head Island should construct a series of neighborhood parks throughout the Ward I communities. One park is already planned for the Old Hilton Head Elementary School site in the Stoney Community. While this site has been identified as a primary location to meet the recreational needs of Ward I, it is a very small parcel with numerous restrictions. The site is bordered by William Hilton Parkway, a small commercial center and residential communities. In spite of its limitations, the site should be developed to include passive recreational facilities and a community center.

The Town of Hilton Head Island should undertake the task of identifying additional park and recreational sites in Ward I. The Taylor Park site in the Squire Pope area on Wild Horse Road should be planned and developed as soon as possible. Additional park/recreational sites should be identified for the Jonesville/Jarvis Community, the Spanish Wells/Muddy Creek Community, the Gardner/Marshland Community, the Chaplin Community, and finally for the Grassland/Big Hill, Mitchelville/Fish Haul/Bay Gall Communities (an expansion of Barker Field might meet the needs of the later community group). A total of 7 additional community park/recreational facilities are needed in Ward I.

The Town of Hilton Head Island should design and build at least two parks/recreational sites in Ward I with swimming pools that will be opened to the general public at all times.

The Town of Hilton Head Island should use a suitable track of its land to build a public golf course.

BIKE PATHWAYS (Recreation cont'd)
R/UDAT REPORT (pg. 53)

ISSUE:

Ensure that the pathway network provides for ready pedestrian and bicycle access to the public school campus, and to recreational facilities from nearby areas.

STATUS:

The Gum Tree Road (US 278 to Wild Horse Road) bike pathway is scheduled to be completed in Fiscal Year 96/97, the design phase has been completed. Squire Pope Road estimated completion date is Fiscal Year 96/97. Fish Haul Road to Barker Field and Dillon Road (US 278 to Fish Haul Road) are identified to be designed and constructed during Fiscal Year 97/98. The design for US 278 (Gum Tree Road to Squire Pope Road) is identified for Fiscal Year 97/98 with construction in Fiscal Year 98/99.

STATUS DATE: September 3, 1996

RESOURCE: Scott Liggett, Engineer, Town of Hilton Head Island

RECOMMENDATION:

The Town of Hilton Head Island should amend its current list of bike path construction schedule to include Spanish Wells Road, Jonesville Road, Marshland Road, Leg 'O' Mutton Road, Union Cemetery Road and other roadways that are not included on the schedule.

The Town of Hilton Head Island should advance its current bike path construction schedule for completion within the next six months. This action is extremely important in those heavily traveled areas such as Squire Pope Road where there are no sidewalks.

The Town of Hilton Head Island should ensure that all new park and recreational areas are tied into a bike path system, thereby reducing the number of automobiles in those areas. This approach will also provide safe access to those facilities by youths and others.

BEACH ACCESS (Recreation cont'd)
R/UDAT REPORT (pg. 53)

ISSUE:

Increase beach access, including creating more beach access points, and providing both convenient pedestrian and bicycle pathways as well as additional parking facilities at key beach access points. Island residents should be able to obtain passes enabling them to park free at metered beach lots.

STATUS:

Beach access is still limited to four public access areas. No information on passes for residents available.

STATUS DATE: September 3, 1996

RESOURCE:

Buz Boehm, Beaufort County Parks & Recreation Commission and Capital Improvement Commission and South Carolina Public Beach and Coastal Access Guide (DHEC)

RECOMMENDATIONS:

The Town of Hilton Head Island should acquire additional beach access points where possible, to better accommodate beach goers and reduce traffic congestion and overcrowding at the beaches.

The Town of Hilton Head Island should plan to connect its bike path system to beach access areas.

The Town of Hilton Head Island should do more to include the island's beaches and waterways as part of the overall park and recreation system.

The Town of Hilton Head Island should offer free or reduced beach parking passes to island residents as incentives to use our beaches for recreation and leisure activities.

The Town of Hilton Head Island should post directional signs to beach and water accesses along major thoroughfares.

The Town of Hilton Head Island should employ part time staff (preferably students) to ensure that our beaches are kept clean. Waste receptacles should be placed at appropriate intervals and emptied when filled.

SENIOR CITIZENS (Recreation cont'd)
R/UDAT REPORT (pg. 53)

ISSUE:

Unlike the plantations, few if any activities and resources for senior citizens, beyond those offered by their families and neighbors are available in Ward I.

STATUS:

Currently, our senior citizens are bused to Bluffton for senior citizens' activities. Senior centers on Hilton Head Island and not utilized by the Native Island senior citizens.

STATUS DATE: September 3, 1996

RESOURCE: Buz Boehm, Director, Beaufort County Parks & Recreation Commission

RECOMMENDATIONS:

The Town of Hilton Head Island and Beaufort County should look closely at this area and develop plans either for a senior citizen recreation facility, or for specific senior citizen programming in an appropriate location in Ward I.

The Town of Hilton Head Island should lease adequate space to provide a temporary meeting place for senior citizens of the Native Island Community. A permanent home for this group should be built on one of the park and recreational sites. The senior citizens center should be designed as a multi-purpose facility to accommodate other programs. Youth summer and after school programs could be housed in the same facility.

Beaufort County should expand usage of school sites for after school recreation. (Example - use gyms at the Middle and High Schools as well as the High School football/track field and Barker Field for walking and jogging).

**DRAINAGE
R/UDAT REPORT (pg. 19)**

ISSUE:

Inadequate drainage which allow streets and areas within Ward I to become flooded during heavy rainfall is a serious problem.

STATUS:

The Town of Hilton Head Island recently approved an Island wide Drainage Study (August 30, 1995, I-8794), and the Capital Improvements Program Committee (CIP) has prioritized what they believe are all drainage problems (cipal296.doc, March 25, 1996). The proposed implementation schedule starts with North Forest Beach 1996-2001 and ends with Sea Pines Club Course Outfall 2003-2005. Gum Tree Road, Fish Haul/Mitchelville, Marshland Road, Squire Pope Road and Spanish Wells Road were identified within this time frame. Continuous flooding occurs in all of the above areas during heavy rainfalls.

STATUS DATE: September 3, 1996

RESOURCES: Scott Liggett, Engineer, Town of Hilton Head Island of Hilton Head

RECOMMENDATIONS:

The Town of Hilton Head Island should establish a Maintenance Department to maintain the Island Wide drainage system.

The Town of Hilton Head Island should perform an ecological study to ensure that the natural balance of the wetlands will not be adversely affected by our quest for an Island Wide Drainage System.

The Town of Hilton Head Island should ensure that its drainage plan addresses all areas of the Island and includes culverts and ditches that have become overgrown and are no longer functional. The Town of Hilton Head Island should also work closely with the SC Department of Highways to identify and include roadway drainage ditches in the island wide plan.

The Town of Hilton Head Island should ensure that its drainage plan clearly identifies receptacles for run-off water, i.e., creek, wetland, lagoons, sounds and etc.

The Town of Hilton Head Island should exercise extreme care to ensure that its Island Wide Drainage plan does not further pollute our creeks and sounds. For example, the current drainage plan will be detrimental to Jarvis Creek.

The Town of Hilton Head Island should acquire easements to support its drainage plan. Several areas where old ditches and wetlands are considered as part of the drainage system, are privately owned land.

**ZONING
R/UDAT REPORT (pg. 21)**

ISSUE:

The M-2 zoning provisions offer only modest density of development, coupled with substantial and burdensome setback and other requirements.

No planned development action is available in Ward I. Corridor and buffer standards impose significant development constraints, particularly in the context of the small parcels, typical of Ward I.

Above all, the Traffic Impact provisions of the Land Management Ordinance effectively bars development of parcels by obligating many developers to undertake financially demanding public roadway improvements as a condition of approval.

STATUS:

The Town of Hilton Head Island has approved the hiring of a consultant team headed by Wallace Roberts Todd to develop a Master Plan for Ward I that will also address an island-wide vision and traffic plan.

STATUS DATE: September 3, 1996

RESOURCES:

Charles Cousins, Director of Planning; Jill Foster, Manager of Long Range Planning; Scott Liggett, Town Engineer; and Mike Bell, Senior Planner

RECOMMENDATIONS:

The Town of Hilton Head Island, through its consultants, should develop a creative approach to zoning of the communities and areas of Ward I. The traditional concept of zoning will be detrimental to the Native Island land owners.

The Town of Hilton Head Island should permit the creation of as many planned unit developments (PUDs) in Ward I as possible, especially in areas of water front properties.

The Town of Hilton Head Island should adopt a "user friendly" approach to protect the interest and economic development potential of real properties in Ward I.

The Town of Hilton Head Island should be supportive of the desire of Native Island residents to have the old names of their communities included on official maps and in records of the Town of Hilton Head Island.

The Town of Hilton Head Island should erect signs to identify old communities and all historic cemeteries on this island.

T e a m #4

T e a m M e m b e r s

**MARK MOORE
NANCY SCHILLING
J. C. LAWYER
BONNIE DRIESSEN**

MARK MOORE, CHAIRPERSON

T e a m #4

PRESERVATION OF NATIVE ISLAND CULTURE

ECONOMIC DEVELOPMENT

and

WATER ACCESS

**PRESENTATION OF NATIVE ISLAND CULTURE
R/UDAT REPORT (pgs. 26, 27 and 28)**

ISSUE:

"A History of a people has been hushed, been stilled..."

The people of Ward I have witnessed little, if any, public or private resources allocated to the preservation of their culture. Moreover, they have seen opportunity denied or deferred for private development that might stabilize their cultural heritage or allow residents to undertake their own efforts for cultural celebration and retention. (R/S pg 26, para 1)

Many residents in Ward I share an unique historic culture with other settlements along the southeastern United States. This culture is known as Gullah. On Hilton Head Island, people who embody the Gullah culture identify themselves as Native Islanders.

Gullah is a distinct language that is still spoken among many Native Islanders. Moreover, the language is changing. The culture has been further defined by:

- distinctive, traditional crafts
- fishing and agriculture commerce
- specific characters of communal interaction; and
- sharing resources (R/S pg 27, para & 3)

Despite these undertakings on Hilton Head Island, the Penn Center on St. Helena Island, Hilton Head Island is the closest major repository of the Gullah culture. By contrast, there has been no clear, consistent and accountable program in force to protect this history or interpret the Gullah culture of Hilton Head Island *in situ*. (R/S pg 28, para 1)

Given the historic linkage of Gullah culture to the land and the geographic specificity of this culture, **its survival is critically dependent on the continued presence of Native Islanders on Hilton Head Island.** (R/S pg 28, para 3)

Over the years of an uncertain and unbalanced relationship with the Plantations, in fact remains constant: **The Native Islanders of Ward I are major stakeholders in the present and future of Hilton Head Island.** Despite this fact, many of the Islanders of Ward I have been left to struggle to preserve their culture without the benefit of a specific plan that presents clear and informed choices. (R/S pg 28, para 4)

STATUS:

The rich history and culture of the native islanders are practically unknown to most residents and visitors to Hilton Head Island. This condition stems, in part from the extremely limited visibility of the native islanders in this world class resort community. They were left on the side lines as observers as the growth and development occurred in areas away from the native communities. The native islanders also contributed to this condition by their desire to remain a community on to themselves and to continue a way of life that existed when the island was an isolated place (before the bridge). The isolationist spirit has helped to preserve a cultural lifestyle that reaches back to Africa. Churches, spirituals, stories, arts and crafts, diets and language are still prevalent in the native community. Nevertheless, assimilation with the new islanders is taking place and the old culture is dying off with the passing of the generations. As a result, the native islanders are becoming "a displaced people, while at home".

Immediate and aggressive action is needed to capture and preserve this very rich aspect of African-American history known as the "Gullah Culture" before it is too late.

DATE OF STATUS: October 14, 1996

RESOURCES:

Professor Leverne Wells-Bowie and Architectural students from Florida A&M University, Tallahassee, FL

RECOMMENDATIONS:

The committee feels a museum, located in Ward I, owned and operated by Native Islanders is necessary in order to preserve and exhibit the history, artifacts, etc. of the Hilton Head Island Native Islanders. Required actions by the Native Island Business and Community Affairs Association and other supportive groups and organizations:

- Form an organization that will be responsible to act as caretakers of the museum, i.e., a board of governors
- Develop by-laws to govern the organization
- Apply for incorporation with-in the State of South Carolina
- Apply for charitable status, 501(c)3, from the Internal Revenue Service

- Locate and purchase land to construct a museum
- Raise/solicit funds to construct a museum

With the above actions in progress the following projects should also be undertaken:

- Videotaping interviews with the elders of the community and storing this data until a museum is available.
- Location of all significant historical landmarks on the island, i.e., cemeteries, buildings, tabby and frame, shell rings, etc.
- Work with the Town of Hilton Head Island to have these landmarks labeled as historic sites and fenced-in for protection.
- Scan the community for old pictures, books, newspaper articles, crafts and other artifacts.
- Locate early maps of Hilton Head that would show the original layout of the Island and the location of the communities of the original inhabitants.

Funds for this project could be made available through grants, banks, fund raising activities and various other sources that sponsor charitable organizations. The solicitation of funds cannot be accomplished until a Native Island Museum has been incorporated and charitable status has been established.

**ECONOMIC DEVELOPMENT
R/UDAT REPORT (pg. 43)**

ISSUE:

Fostering the economic development of Ward I is in the interest of not only Ward I and its residents, but of Hilton Head Island as a whole. The area already has a rich foundation of small businesses, land suitable for development - including substantial frontage on Highway 278 - and an enterprising and productive work force. The challenge facing the Town of Hilton Head Island, as well as the Native Islanders themselves, is to create the opportunity for Ward I residents to participate fully in the island economy, in the process building the long-term viability of their community. As the economic base of Ward I improves, its tax base will grow, and Ward I residents will become more active participants in the local economy. (Para 1)

The Town of Hilton Head Island and the business leadership of the Island have a compelling interest in fostering a stronger economic base in Ward I, which can both strengthen the Island wide economy and diversify the range of tourist and visitor attractions offered by Hilton Head Island. **The Town of Hilton Head Island should take the lead in framing a public/private partnership designed to offer meaningful economic development opportunities for existing and new businesses in Ward I.** (Para 6)

STATUS:

The economic development picture of the native island community is one of gloom in comparison with the rest of the island. Nevertheless, there is a glimmer of hope through those few native islanders, who have become business-men and business-women in retail and service industries. A real bright star in the person of Thomas C. Barnwell, Jr., who has become a successful developer of affordable housing on Hilton Head. His efforts demonstrate that native islanders who are landowners can develop their land.

The marketing of the Gullah history and culture through economic development is a much needed venture in the tourist industry of this island and surrounding communities. Present landowners are selling land that was once considered family heirlooms, by the earlier generations of direct descendants of slaves. The lost land through sales, forced by high taxes, lack of access to capital and restrictive local laws, will soon erode the limited opportunities that are still available for economic development by native islanders.

The economic development of Ward I has direct ties with preservation of native island culture, therefore, this area should be explored as a means of expanding business opportunities.

Plans are underway at this time to stage a native island Gullah Celebration during the month of February, beginning in 1997, following the Winter Festival in January. The event is being organized by the Native Island Business and Community Affairs Association, with support from the Town of Hilton Head Island, the Hilton Head Hospitality Association and the Hilton Head Chamber of Commerce.

The Town of Hilton Head Island Land Management Ordinance (LMO) is an obstacle to development of businesses in Ward I. The absence of infrastructures and master land use plan are major hindrances as well.

DATE OF STATUS: October 14, 1996

RESOURCES:

Native Island Business and Community Affairs Association, Town of Hilton Head Island, and Hilton Head Hospitality Association

RECOMMENDATIONS:

Native Island Business and Community Affairs Association should:

- Establish the Native Island Gullah Celebration as an annual event.
- Assist in the development of the Native Island Museum.
- Establish the museum as an independent non-profit organization.

The Town of Hilton Head Island should restructure zoning and related ordinances to allow for economic development in Ward I based upon **market analysis**.

Ward I property owners should seek options for land-use, i.e., Florida A&M students design presentation for the Skull Creek property, building low-income housing or businesses that cater to islanders and tourists.

The Town of Hilton Head Island should take the lead in forming a public/private partnership designed to offer meaningful economic development opportunities for existing and new businesses in Ward I, including the following steps:

- Assure ready access to water and sewer services.
- Eliminate M-3 zoning in Ward I, broaden all zoning to include hotels, motels, community docks, condominiums and townhouses (PUD).
- Provide access to funds through loans for financing, development and expansion of tourist-related business ventures, including start-up funds, construction of facilities, purchase of equipment, or expansion.

Native Islanders actions:

- To grow economically, the Native Islanders must get more involved in the running of the Town of Hilton Head Island affairs, this can be accomplished by running for elected offices, volunteering to serve on committees, commissions and other areas of town government. Interaction with elected and appointed officials of the town, county and legislative delegation is essential to the survival of the Native Islanders and their interest.

**WATER ACCESS
R/UDAT REPORT (pg. 38)**

ISSUE:

Currently, there are only four (4) public access points to the beach. There are also limited parking facilities at these access points and there are no public facilities for enjoying these areas. A public place where one can watch the sunset without having to stay in a designated public right-of-way, or keep moving along should be provided. Public access to the waterways are not always clearly defined.

Public access to the water has been lost to development, or private ownership, with no trespassing allowed.

STATUS:

The island boasts through advertisement, of its 12 miles of beaches, however a day visitor may drive the entire island without having a glimpse of a beach. A similar condition exist for creeks and other waterways. The few public accesses to beaches and waterways on the island are not visible from the William Hilton Parkway. Signs are placed inconspicuously along the Parkway and are seldom, if ever seen by the traveling public.

DATE OF STATUS: October 14, 1996

RESOURCES: The Town of Hilton Head Island Staff

RECOMMENDATIONS:

The Town of Hilton Head Island and/or Beaufort County should take steps to locate, identify and clearly mark all water access points on Hilton Head Island and clearly identify these location on town and county maps.

The Hilton Head Chamber of Commerce should identify all beach and water access points on all tourist maps.

The Native Island Business and Community Affairs Association with assistance from the Town of Hilton Head Island and other organizations should educate the residents of Ward I on important local issues by:

- Sharing information
- Holding seminars on land usage, setting up corporations, etc.
- Getting the churches more involved in community affairs
- Getting the residents to become more active in Town activities

C O N C L U S I O N

FROM THE

**RESOURCE COMMITTEE
FOR
NATIVE ISLAND AFFAIRS**

CONCLUSION

The Hilton Head Island R/UDAT Report is an objective document. It was compiled by a group of professionals who volunteered to come to our island, at the invitation of our Mayor and Town Council. The report is a photo snap of our Town. Through it, we can see ourselves.

The R/UDAT Report is critical of a Town that is blessed with resources of all types, yet a segment of the Town does not benefit from them. The report tries to deal with the great disparities between the Native Island Communities and the new communities of this world class resort island.

The report recommends ways to solve the many problems of the Native Island Communities and Ward I. However, the report is not an edict. It is up to the Hilton Head Islanders in total, working together. It will take the will of the people to get things done.

The "Response" to the R/UDAT Report is an attempt to identify ways to implement some of the recommendations from the report. The Resource Committee for Native Island Affairs, tried to be objective in their views and where it was not possible, compromises were reached.

Finally, the Committee recommends the Town of Hilton Head Island adopt the R/UDAT Report together with the "Response" as a working instrument to bring about needed improvements in our Town. Although the needs are great, they can be overcome if the people who are residents and property owners of this Island have the "will". For we know, "where there is a will, there is a way".

RESOLUTION

BY

**TOM PEEPLES, MAYOR
TOWN OF HILTON HEAD ISLAND**

A RESOLUTION ESTABLISHING A NATIVE ISLAND RESOURCE COMMITTEE (COMMITTEE) FOR THE PURPOSE OF PROVIDING INPUT TO TOWN COUNCIL ON THE REGIONAL AND URBAN DESIGN ASSISTANCE TEAM (R/UDAT) STUDY AND IMPLEMENTATION AS WELL AS ON OTHER TOPICS OF IMPORTANCE TO THE NATIVE ISLAND COMMUNITY.

WHEREAS, the Town Council of the Town of Hilton Head Island is dedicated to the proposition that community involvement and participation in Town issues leads to more informed legislative decisions and actions; and

WHEREAS, the Town Council encourages the concept of inclusiveness of citizens in its deliberative process; and

WHEREAS, the Town Council desires to reach out to the native island community by establishing a Native Island Resource Committee, which shall be composed of members selected by the Mayor; and

WHEREAS, it is the intent of the Town Council that the Native Island Resource Committee shall, on a regular basis, present to Town Council native islander concerns, ideas, positions, and information it believes needs to be considered and addressed by Town Council; and

WHEREAS, the Town Council shall rely upon the Native Island Resource Committee to act as a resource body for native islanders.

NOW, THEREFORE, BE IT, AND IT HEREBY IS, RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA that the Town Council hereby establishes the Native Island Resource Committee, whose members shall be selected by the Mayor, for the purpose of presenting to Town Council input on implementation of the R/UDAT study and other native islander concerns, ideas, positions, and information.

MOVED, APPROVED, AND ADOPTED ON THIS 19TH DAY OF DECEMBER, 1995.

Thomas D. Peeples
Thomas D. Peeples, Mayor

ATTEST:

Sandi T. Santaniello
Sandi T. Santaniello, CMC, Town Clerk

R O S T E R

FOCUS COMMITTEE

FOR

NATIVE ISLAND BUSINESS AND COMMUNITY AFFAIRS ASSOCIATION

**FOCUS COMMITTEE
~FOR~
NATIVE ISLAND BUSINESS AND
COMMUNITY AFFAIRS ASSOCIATION**

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