

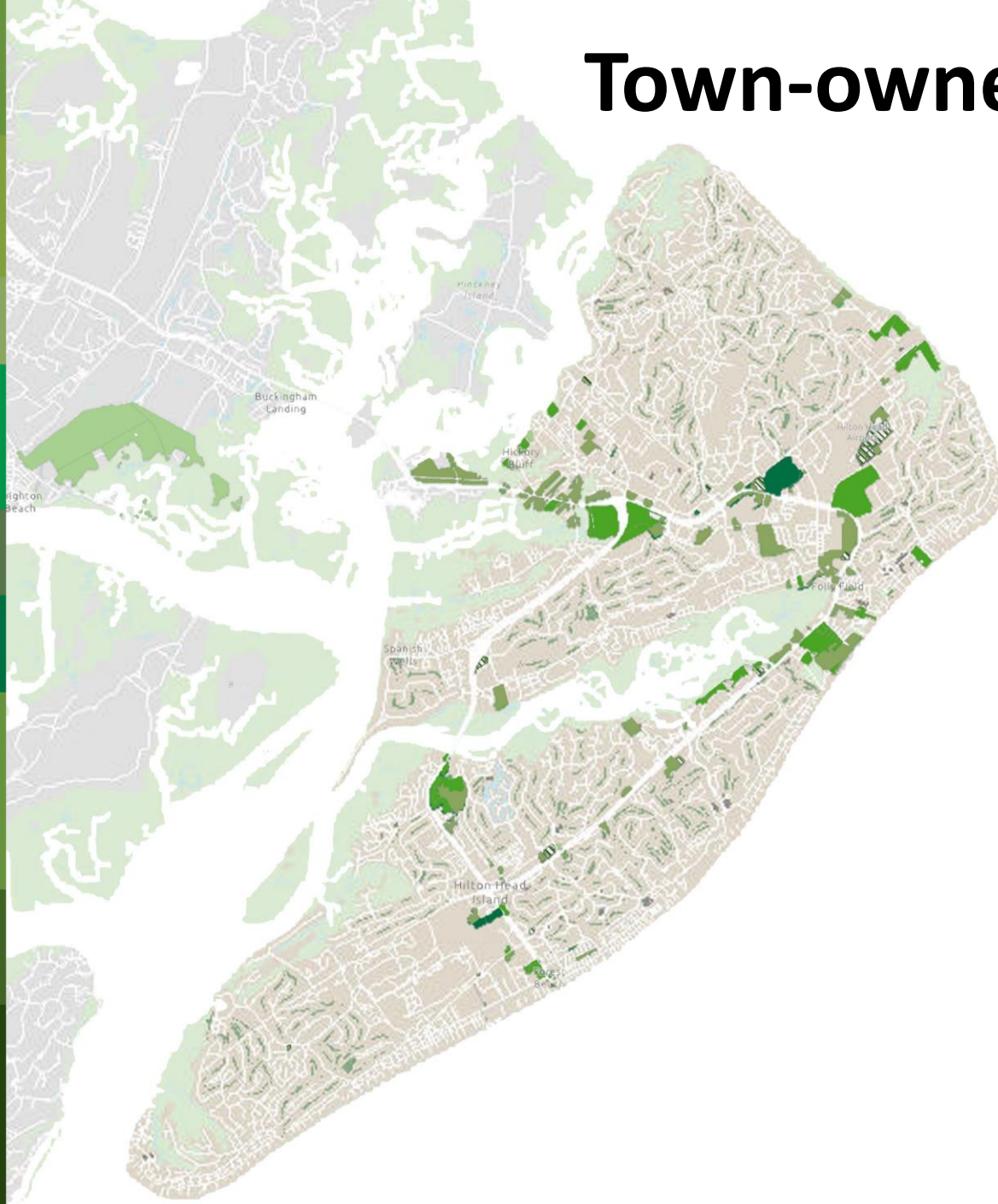


Town-owned Property Workshop

January 3, 2023



Town-owned Property Summary



Over **300** Properties
(Including Development Rights)

Over **2,000** Acres
(Including Development Rights)

Over **\$150M** Invested
(Including Development Rights)

Land Acquisition Program Manual

Land Acquisition Manual:

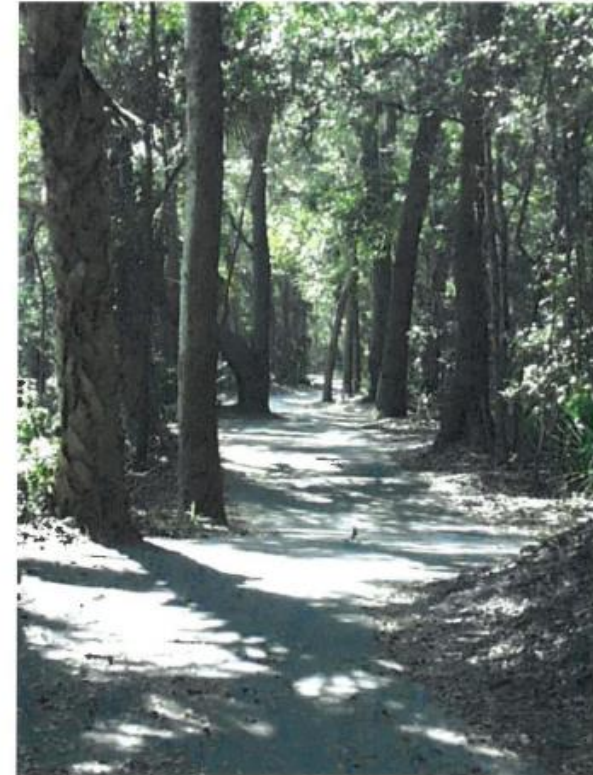
- *Program Guidelines*
- *Criteria for reviewing properties*
- *Roles of Council and Town Attorney*
- *Funding Sources*
- *Acquisition Procedures*
- *Easements, Rights-of-Way and Sale of property*
- *Adopted March 5, 2002*
- *Amended October 18, 2005*

Town of Hilton Head Island

Land Acquisition Manual

Adopted: March 5, 2002

Amended: October 18, 2005



Land Acquisition Program Guidelines

A Address traffic congestion concerns by reducing development potential in strategic locations;

Preserve open space, and thus the aesthetic quality of our community along our major roads;

B

C Acquire land which provides public access, and/or views to the water;

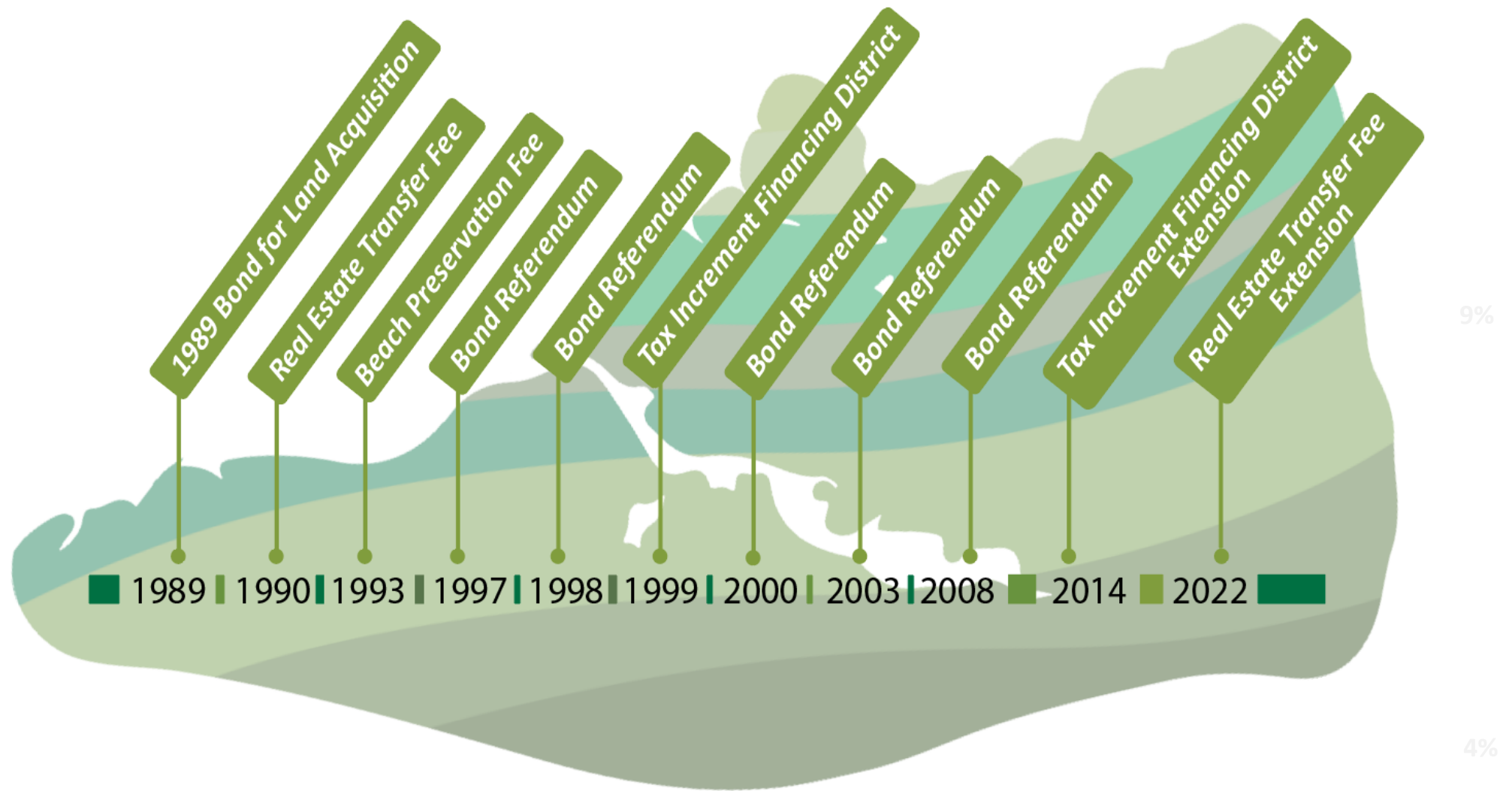
Acquire land which furthers one of the above criteria while also furthering the Town's Comprehensive Plan; and

D

E Place restrictive covenants on property or portions of property and resell where appropriate, to facilitate acquisition of other parcels that further the above objectives.



Land Acquisition Funding Source History Timeline



Town-owned Property Funding Sources & Stated Purposes

	Year	Funding Source	Stated Purpose
Bonds Only	1989	\$11.6M Bond	Issued to repay 1998 Bond, expand beach access and parking facilities and other purposes approved by Town Council.
	1990 (2022)	Real Estate Transfer Fee (Extension)	a) To acquire fee and less than fee interest in land while it is still available to be held in perpetuity as wildlife preserves or believed to be needed by the public in the future for active and passive recreation uses and scenic easements, to include the following types of land: ocean, harbor and pond frontage in the form of beaches, dunes and adjoining backlands; barrier beaches; fresh and saltwater marshes and adjoining uplands; land for bicycle paths; land protecting existing and future; public water supply, well fields, highway buffering and aquifer recharge areas; and land for wildlife preserves; and land for future public recreational facilities. b) To acquire already developed land or development rights in order to convert its use to a public use, to restore the property to open space, or to redefine that property in accordance with the town's current comprehensive plan and dispose of it as soon as possible.
	1997	\$15M Bond Referendum	First voter approved bond referendum for land acquisition: Purchasing developed and undeveloped land on Hilton Head Island, South Carolina, for the public use or uses of management of growth and development, public facilities, passive and active parkland and preservation of historic sites.”
	1998	\$12M Bond Referendum	Second voter approved bond referendum for land acquisition for similar purposes: Acquisition of lands for management of growth and development, public facilities, passive and active parkland and preservation of historic sites, furthers the goals of this Council and all preceding Councils, and is consistent with the goals of the 1991 Comprehensive Plan.
	2000	\$20M Bond Referendum	Third voter approved bond referendum for similar purposes: Acquisition of lands for management of growth and development, public facilities, passive and active parkland and preservation of historic sites, furthers the goals of this Council and all preceding Councils, and is consistent with the goals of the 1991 Comprehensive Plan.
	2003	\$15M Bond Referendum	Fourth voter approved bond referendum for similar purposes: Acquisition of lands for management of growth and development, public facilities, passive and active parkland, open space and preservation of historic sites, furthers the goals of this Council and all preceding Councils, and is consistent with the goals of the 1991 Comprehensive Plan.
	2008	\$17M Bond Referendum	Fifth voter approved bond referendum for similar purposes: Acquisition of developed and undeveloped land, development rights and conservation easements in order to manage growth and development, mitigate traffic congestion, protect water quality and other aspects of the environment, establish active and passive parks, construct public facilities and preserve historic sites, furthers the goals of this Council and all preceding Councils, and is consistent with the goals of its current Comprehensive Plan.

9%

4%

Land Acquisition Funding Sources & Stated Purposes Continued

	Year	Funding Source	Stated Purpose
Others	1993	Beach Preservation Fee	(a) Planning and execution of Beach nourishment projects and maintenance of the beaches. (b) Dune restoration projects such as wind fencing and planting of sea oats and other grasses. (c) Buying of property for public beach access in the Town and maintaining the same. (d) Capital improvements to beach parks including the enumerated items, and similar things that may not be expressly stated. Property purchased for public beach access is limited to that use.
	1999 (2014)	Tax Increment Financing District (Extension)	TIF Area projects in Subdistricts: Pope/Palmetto Bay, Mathews/Chaplin, and Stoney.

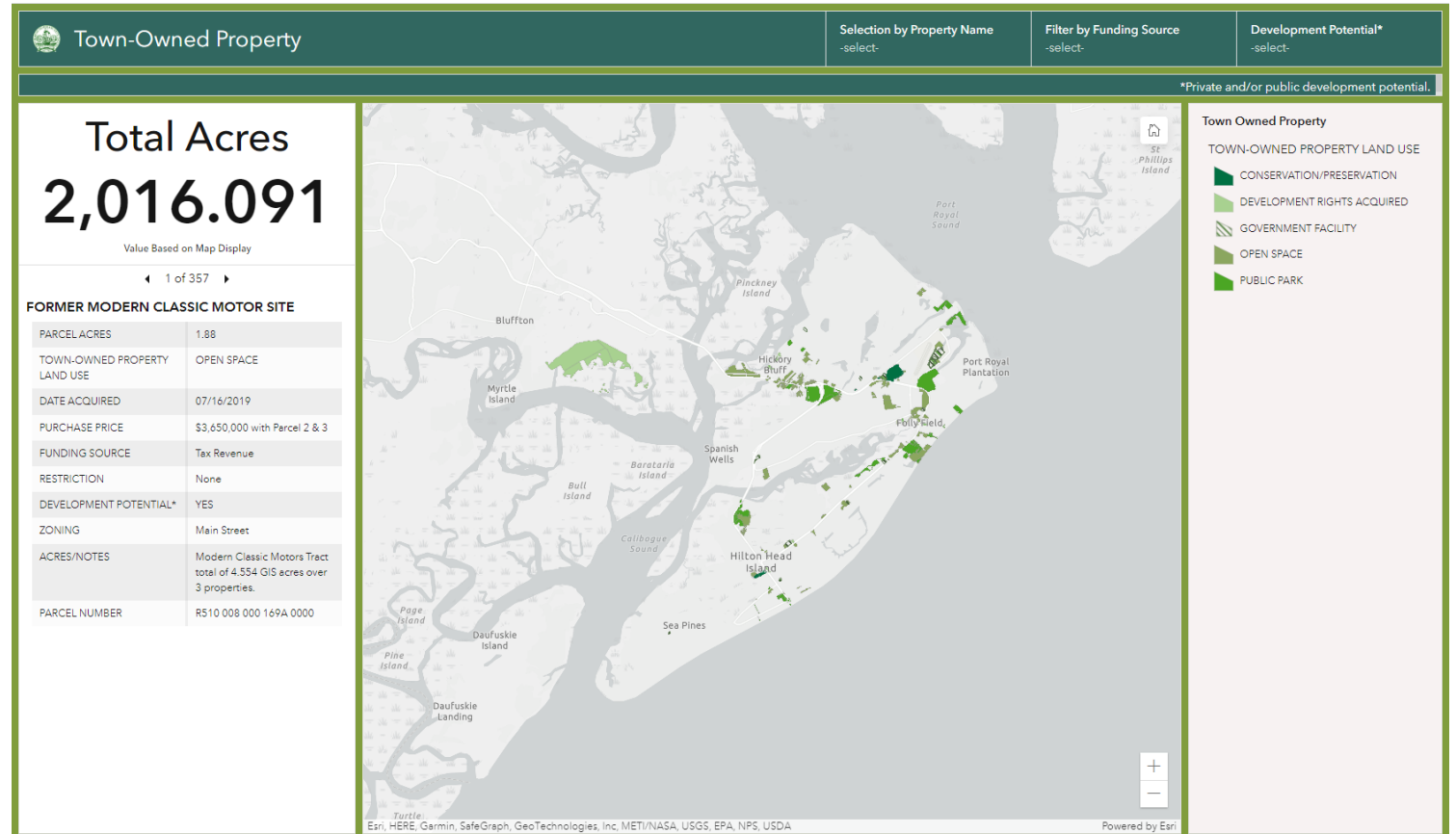
Other Sources: Grant, CIP Program, General Fund/Tax Revenue, Stormwater Utility, Hospitality Tax, Donation, Exchange Agreement, Joint Ownership



Chaplin Waterfront

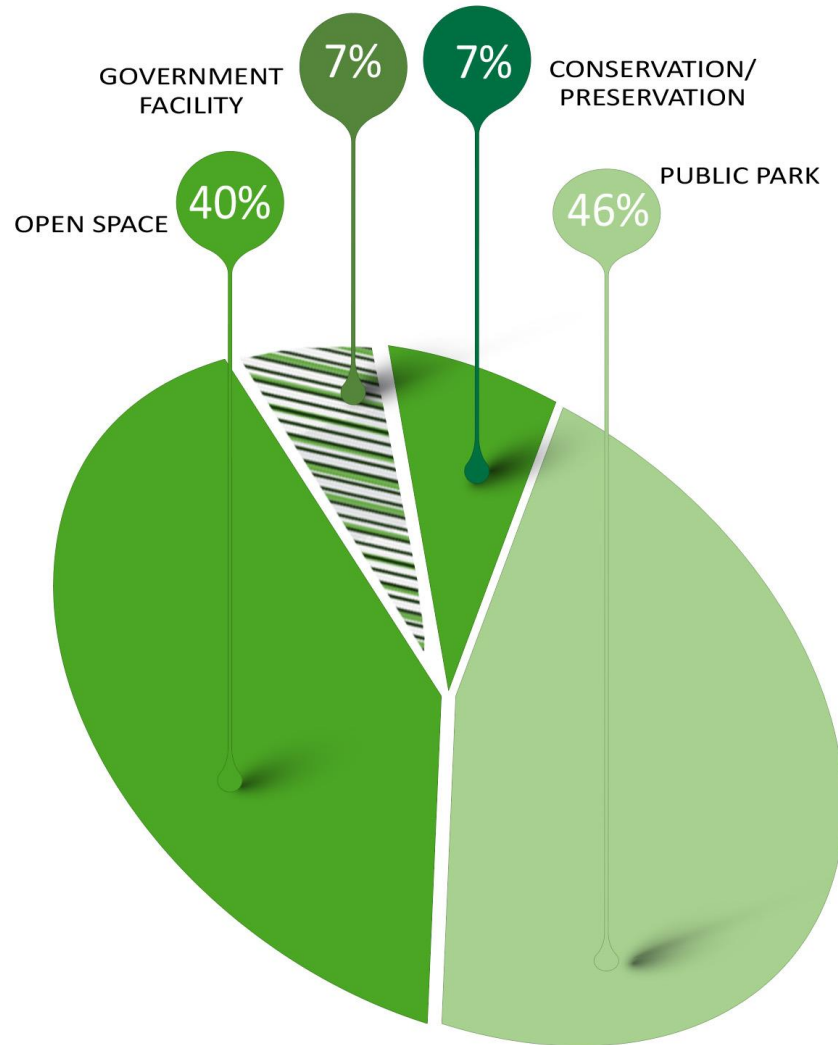
Town-owned Property Dashboard

- **Select By:** Property Name, Funding Source and Development Potential*
- **Property Information Includes:**
 - Property Acres
 - Current Land Use
 - Date Acquired
 - Purchase Price
 - Funding Source(s)
 - Restriction(s)
 - Development Potential *
 - Zoning
 - Acres Notes
 - Parcel #



* Private and/or public development potential.

Town-owned Property Percentage of Acres by Current Land Use Not Including Development Rights



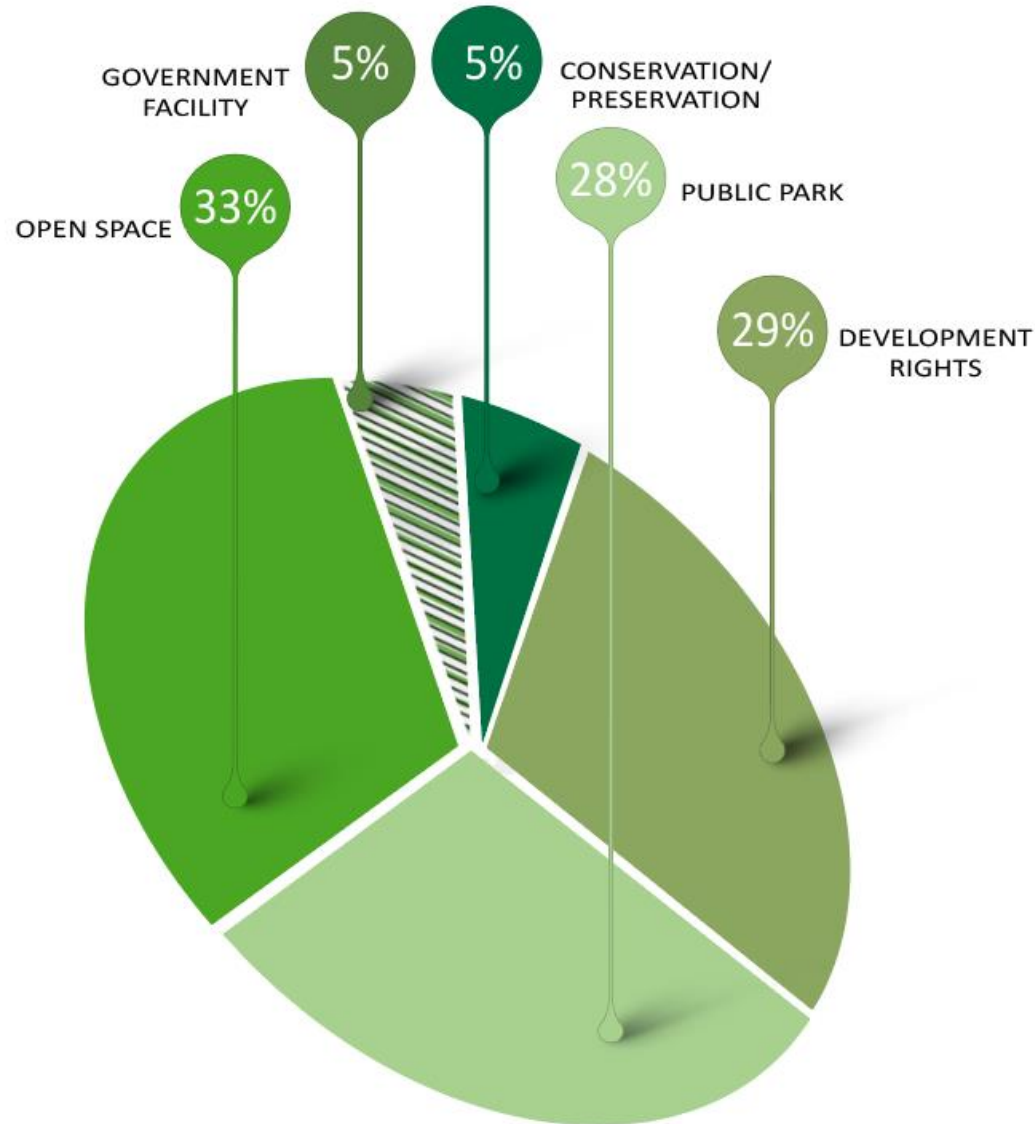
Land Use Categories:

(Not including Development Rights)

- ***Government Facility – 7%***
(Public facilities, such as fire stations, Town buildings, and public library)
- ***Public Park – 40%***
(Public parkland)
- ***Open Space – 46%***
(Undeveloped land, pending designation or use)
- ***Conservation/Preservation – 7%***
(Sites with wetland or conservation restrictions)

Percentage of Acres by Land Use Not Including Development Rights

Town-owned Property Percentage of Acres by Current Land Use Including Development Rights



Percentage of Acres by Land Use Including Development Rights

Land Acquisition Program includes Purchase of Development Rights

- Specific agreement limiting development.
 - Not purchase of real property.

Land Use Categories:

(Including Development Rights)

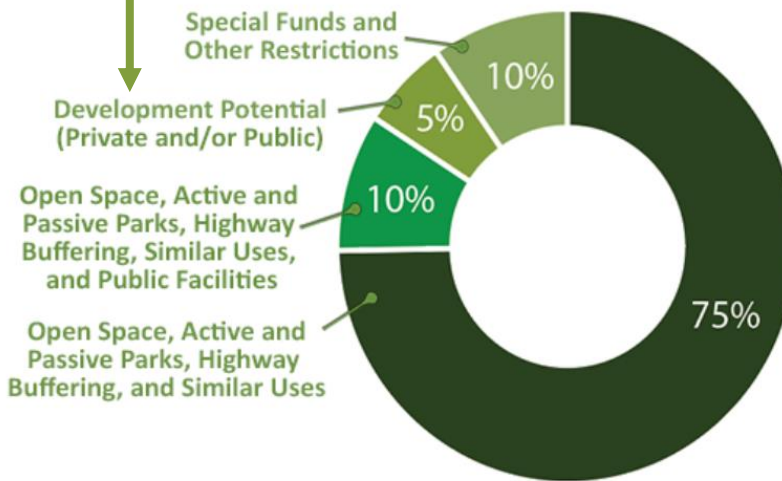
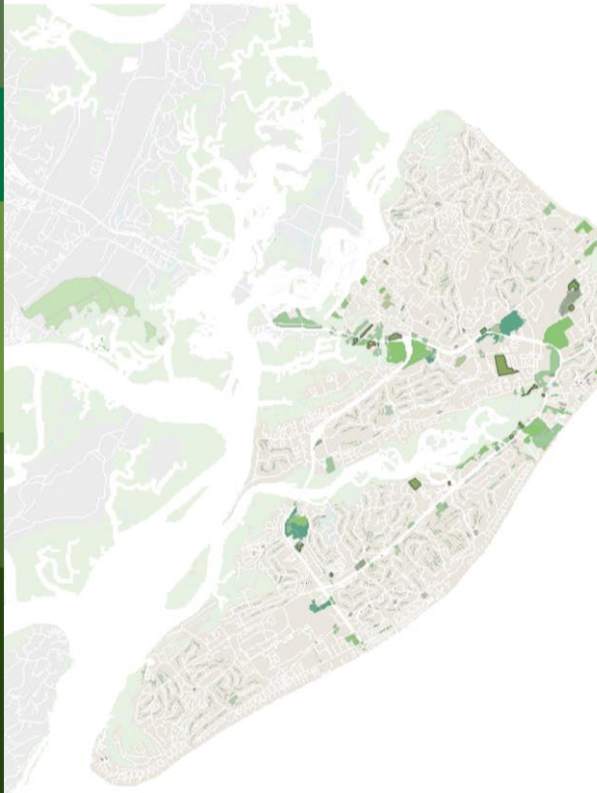
- ***Government Facility – 5%***
(Public facilities, such as fire stations, Town buildings, and public library)
- ***Public Park – 28%***
(Public parkland)
- ***Open Space – 33%***
(Undeveloped land, pending designation or use)
- ***Development Rights – 29%***
(Purchase of Development Rights, not Real Property)
- ***Conservation/Preservation – 5%***
(Sites with wetland or conservation restrictions)

Town-owned Property Development Potential

Development Potential:

(Private and/or Public)

- *TIF Revenue*
- *Tax Revenue*
- *Real Estate Transfer Fee - Developed*
- *Some subject to private covenants*



Percentage of Acres by Funding Categories

Select Properties from Tracts:

- Stoney South 1
- Stoney South 2
- Stoney South 3
- Stoney North 1
- Stoney/Spanish Wells
- North Post Office Tract
- Modern Classic Motors
- Summit Drive Property
- Old Woodlands
- Broad Creek Headwaters 1
- Broad Creek Headwaters 2
- Chaplin Waterfront 2
- Shelter Cove Marina Area
- Yacht Cove Tract
- Dunnagan's Alley 1
- Dunnagan's Alley 2
- Arrow Road 1
- Palmetto Bay Road Tracts



Town-owned Property Dashboard





Questions?

