



**The Town of Hilton Head Island
Planning Commission
Comprehensive Plan Committee
September 2, 2015 Meeting
8:30 a.m. Conference Room #3**

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Acceptance of Meeting Notes from June 3, 2015 Meeting**
- 4. Discussion on updates to the following Elements:**
 - **Housing**
 - **Recreation**
 - **Community Facilities**
- 5. Adjournment**

Please note that a quorum of Town Council may result if four or more of their members attend this meeting. A quorum of Planning Commissioners may result if five or more of their members attend this meeting.

Comprehensive Plan Committee of the Planning Commission

Meeting Notes

June 3, 2015

8:30 AM

Conference Room Three, Town Hall

Comprehensive Plan Committee Members present: Judd Carstens (Chairman), Peter Kristian
Community Development Staff present: Jayme Lopko

- Chairman Carstens called the meeting to order at 8:30 AM.
- The meeting notes for the March 18, 2015 meeting were accepted.
- Chairman Carstens introduced Natural Resources Element and noted that this item was discussed at the last meeting. The Committee wanted to receive input from Commissioner Kristian prior to completion of review of this element. Commissioner Kristian reviewed the changes with regard to stormwater treatment and after discussion the Natural Resources Element review was considered complete.
- Chairman Carstens introduced Priority Investment Element and noted that this item was also discussed at the last meeting. The Committee again wanted to receive input from Commissioner Kristian prior to completion of review of this element. After discussion regarding the minor changes to this element the Priority Investment Element review was considered complete.
- Chairman Carstens introduced Recreation Element and noted that this item was discussed at the last meeting. Jayme Lopko drafted changes to address comments from the previous meeting. The goals and implementation strategies in the Recreation Element are under subheadings that do not match the subheadings within the element. Jayme Lopko and Chairman Carstens will adjust the goals and implementation strategies to place them under the subheadings that are currently within the element and bring this element back to the committee at their next meeting.
- Chairman Carstens and Mr. Kristian decided to hold discussion on the Housing Element until the next Comprehensive Plan Committee (CPC) meeting when Ms. McVitty is present since she is the reviewing committee member for this element.
- Chairman Carstens adjourned the meeting at 9:32 AM.

Submitted by: Jayme Lopko

Chairman: _____

Meeting date: June 3, 2015

5 Housing

To promote and facilitate entrepreneurial housing initiatives that will result in the development of diverse housing types for all income levels on Hilton Head Island, and to support affordable housing initiatives in the region to supplement housing on the Island

Introduction

Beginning with Charles Fraser and the Sea Pines community, modern housing development on the Island has been driven predominately by private developers responding to market demands. Early housing developments included housing types that appealed mainly to second home buyers and vacationers seeking to enjoy this beautiful coastal barrier island. Since that time, Hilton Head Island has evolved from a second home destination into a year round community that is known as a place to live as well as vacation. This evolution has resulted in considerable change to the existing housing stock as well as to future housing demands. Factors that often determine housing selection include personal choice, financial limitation, value, safety and location.

In many communities, the public sector has the responsibility to ensure adequate, safe housing, especially for low, and very low income families, elderly and other disadvantaged segments of the population. The Town has adopted development regulations and building codes that guide the private sector in the development and construction of housing. In addition, over 70% of the Island has been developed as private planned communities (PUDs), such as Sea Pines that have restrictive covenants that limit the type as well as the character of housing development.

The ultimate goal of planning for housing activities and programs on the Island is to increase housing opportunities that meet the needs of existing and future populations as well as attract new investment to the community. This Element will examine housing development trends and characteristics along with the impact that population, land use, and economic development have on housing. The elements within this plan are independent; therefore many of the characteristics described within this Element are further discussed within other Elements of this Plan.

5.1 Housing Units and Tenure

Data on housing trends can be derived from a number of sources. The U.S. Census Bureau gathers information such as population, housing and demographics for communities around the nation that can be used to evaluate historical trends and to project future needs. The Decennial Census was conducted on the Island in 1960, 1970, 1980, 1990, 2000 and 2010. In addition, special census counts were conducted for the Island in 1975, 1985 and 1995 to provide interim information. In addition, the American Community Survey (ACS) is a nationwide survey conducted by the U.S. Census Bureau that is designed to provide communities a fresh look at how they are changing. In 2008, the ACS released its first multi-year estimates based on ACS data collected from 2005 through 2007. In 2011, the ACS released a second set of multi-year estimates based on data collected from 2008 through 2010. These three year estimates of demographic, social, economic and housing characteristics are available for geographic areas with a population of 20,000 or more. Building permit data from the Town of Hilton Head Island's Community Development Department can also provide insight into the type of building and development permits that are being issued on the Island.

According to the U.S. Census Bureau, a housing unit is defined as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which occupants live separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Housing Growth on the Island

In 1985 the U.S. Census Bureau indicated that 17,740 housing units were developed on the Island. In 1990, there were an estimated 21,509 units. From 1990 to 2000 the number of housing units increased at a rate of 15% and in 2010 the number of housing units increased by 26.35% to 33,306. Table 5.1, Housing Growth Rates shows the total number of housing units on the Island from 1985 to 2010.

Between 1985 and 2010 the number of housing units increased by 88% on the Island with there being 17,740 housing units in 1985, which grew to an estimated 33,306 units in 2010.

Table 5.1: Housing Growth Rates

	1985**	1990	1995	2000	2007*	2010	% Change, 1990-2000	% Change 2000-2010	Total % Change, 1985-2010
Total Housing Units	17,740	21,509	25,438	24,647	28,557	33,306	15%	35%	88%

Source: U.S. Census Bureau; 1990, 2000 and 2010 Decennial Census, 1985 and 1995 Special Census and * 2005-2007 American Community Survey 3-Year Estimates. **1985 Special Census was first official census count since Town incorporation in 1983.

Town of Hilton Head Island building permit data indicates that during the early 2000’s housing development spiked, which can be attributed to a booming real estate market, lower interest rates and more flexible financing options from lenders. This also helped to facilitate more second home purchases, which is a major contributor to the Island’s economy.

~~More recently, however, By the mid-2000s~~ these rates ~~have~~ slowed due to the impacts of a shrinking economy and the contraction of financing options for housing development. In 2005, the number of new construction single family permits issued began to decrease. Similarly, the number of building permits issued for the construction of multi-family/commercial buildings also declined, but at a slower rate than single family permits.

From 2000-2007, the number of single family and multi-family/commercial building permits issued for renovations and additions increased. Along with the current state of the economy, the amount of vacant land on the Island has continued to decrease. This ~~has~~ resulted in a shift from new construction to renovations and additions. In 2008, the number of permits for new construction continued to decline while single family renovation or addition permits continued to rise. By 2009, the number of overall permits had dropped significantly due to the struggling economy. ~~In 2010 and 2011, the number of permits began to rise slightly in all categories; however these numbers are still far less than the number of permits that were issued in 2008. From 2009 to 2013, the number of new single family permits steadily increased with a slight decline in 2014. From 2009 to 2014, the number of new multi-family/commercial permits and all renovation permits fluctuated up and down each year with 2013 having the highest number of building permits issued.~~

Housing Vacancy Rates

When evaluating housing trends, vacancy rates are important indicators of the stability of the housing market. There were 33,306 housing units located within the Town of Hilton Head Island in 2010, an increase of 26.35% from ~~24,467~~ 24,647 in 2000. While there was an increase in the total units there was also an increase in the percentage of vacant units. The high percentage of vacant units can be attributed to seasonal population and resort and second home accommodations. The U.S. Census Bureau defines a vacant unit as a housing unit in which no one is living on Census Day (April 1), unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration by individuals who have a usual home elsewhere are classified as vacant. Table 5.2, Housing Vacancy Rates, indicates the vacancy characteristics for the Town from 1985 to 2010.

Table 5.2: Housing Vacancy Rates

	1985**	1990	1995	2000	2007*	2010	% Change, 1990-2000	% Change 2000-2010	% Change, 1985-2010
Housing Units	17,740	21,509	25,438	24,647	28,557	33,306	15%	35%	88%
Total Vacant	10,189	11,165	12,535	10,239	13,132	16,771	-8%	64%	65%
Percent Vacant	57%	52%	49%	42%	46%	50.4%	-10%	8.4%	-6.6%
Total Occupied	7,551	10,344	12,903	14,408	15,425	16,535	39%	15%	119%
Percent Occupied	43%	48%	51%	58%	54%	49.6%	10%	-8.4%	6.6%

Source: U.S. Census Bureau; 1990, 2000 and 2010 Decennial Census, 1985 and 1995 Special Census and * 2005-2007 American Community Survey 3-Year Estimates. **1985 Special Census was first official census count since Town incorporation in 1983.

As noted in the Land Use Element, from 2000 until 2007 the number of single family and commercial/multi-family building permits issued for renovations and additions increased. Due to the limited amount of land available for construction a decrease in the number of new building permits show a shift to improvements and renovations of existing housing stock. Beginning in 2005 the number of new construction single family building permits issued decreased. The number of building permits for new construction of commercial/multi-family buildings issued since 2005 has declined, but at a slower rate than the single family permits. The net result from 2000 to 2010 has been an increase in total housing units of 26.35%.

The slow-down in the number of new construction permits issued for housing followed economic trends. The increase in the number of permits issued from 2000-2005-10 can be attributed to the real estate boom, lower interest rates, and flexible financing options from lenders. This also facilitated second home purchases.

Housing Types and Forms

The types and functions of housing units on the Island are also important to understand the unique nature of the Island’s housing development. There are various forms or types of housing units on the Island, including detached single family homes and attached duplexes, multi-family structures and mobile homes. There are also various types of housing in terms of function, including traditional apartment complexes, condominiums, both long and short term home rentals, extended stay hotels/motels, seasonal homes and timeshares or interval occupancy units. According to the U.S. Census Bureau, single family is defined as a detached household unit or attached single family with only one attached wall, for example a duplex or town home where only one common wall is shared. Multi-family units are defined as any other housing structure with more than 2 household units, apartments, or condominiums.

The Town of Hilton Head Island Land Management Ordinance (LMO) includes specific definitions for a single-family detached residence and a single-family attached residence single-family dwelling as well as a multi-family dwelling-residence. A single-family detached residence is a structure containing one dwelling unit that is free standing. A single-family attached residence is a structure containing more than one single-family dwelling unit in which the units are physically attached, and each has its own separate exterior entrance way on a separately owned lot. A single-family dwelling is a freestanding structure containing not more than two single-family dwelling units. A multi-family dwelling-residence is a building, or parcel, or development containing three or more dwelling units.

The data shown in Table 5.3, Housing Unit by Structure Type, refers to housing units as defined by the U.S. Census Bureau. This table shows that the number of housing units by structure type in each category has increased since 1990; the number of mobile homes has more than doubled between 1990 and 2010, increasing from 419 to 974.

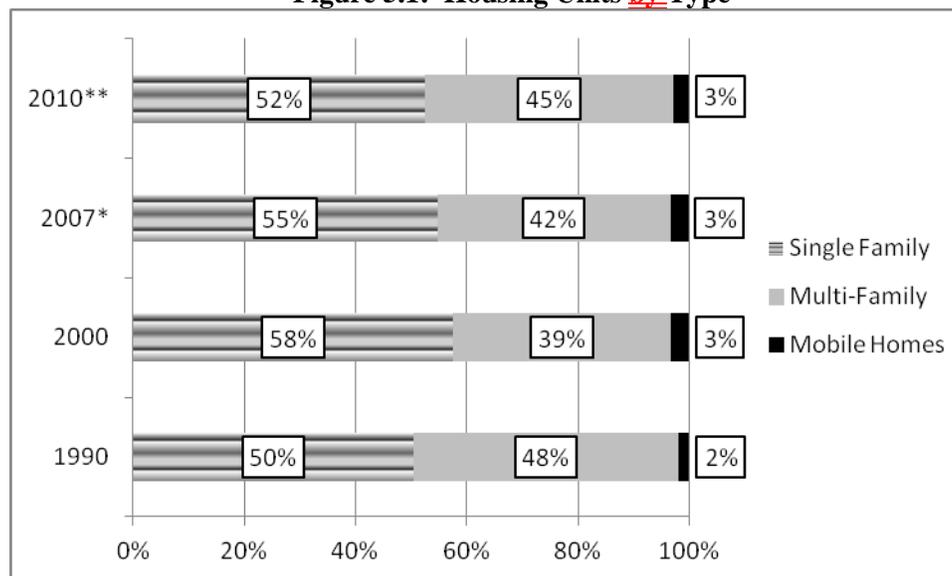
Table 5.3: Housing Units by Structure Type

	1990	2000	2007*	2010**	% Change 1990 - 2000	% Change 2000 - 2010
Single Family	10,775	14,157	15,627	17,432	24%	19%
Multi-Family	10,174	9,651	11,967	14,739	-5%	35%
Mobile Homes [†]	419	806	963	974	48%	17%
TOTAL	21,368	24,614	28,557	33,145	13%	26%

Source: U.S. Census Bureau – 1990 & 2000 Census; *2005-2007 American Community Survey Estimates;
** 2008-2010 American Community Survey Estimates

The information shown in Table 5.3, Housing Units by Structure Type, also indicates that in 1990 there were 601 fewer multi-family units than there were single family units. This trend continues as the gap increases in 2000, with 4,506 fewer multi-family units than single family units. In 2007 the gap narrowed to 3,660 fewer multi-family units than single family units. In 2010, the gap continued to narrow to only 2,693 fewer multi-family units than single family units. Overall this indicates a declining trend in the development of multi-family units on the Island. Figure 5.1, Housing Units by Type, illustrates a comparison of the three classifications of housing types in 2010.

Figure 5.1: Housing Units by Type



Source: U.S. Census Bureau – 1990 & 2000 Census; *2005-2007 American Community Survey Estimates;
** 2008-2010 American Community Survey Estimates

Housing Tenure and Household Size

Housing tenure refers to how a housing unit is financed by its occupant. Typical housing arrangements include renting, owning or a combination of the two. According to the 2010 Census 73% of households were owner occupied on the Island, as shown in Table 5.4, Home Ownership Estimates 2010. The average household size for owner occupied households is 2.12 persons, which is slightly less than renter occupied housing units at an average of 2.54 persons.

Table 5.4: Home Ownership Estimates 2010

	Number	Percent
Occupied Housing Units	16,535	100%
Owner Occupied	12,039	72.8%
Renter Occupied	4,496	27.2%

Source: U.S. Census Bureau 2010

Seasonal Housing Units

The U.S. Census Bureau defines seasonal use as housing units used or intended for use only in certain seasons, for weekends, or other occasional use throughout the year. Hilton Head Island is a destination for visitors and second home owners. Figures from the 2010 U.S. Census indicate that there were 9,767 seasonal housing units located on the Island.

Short term rental development and interval occupancy developments are also addressed in the Land Use Element of this Plan. An inventory of interval occupancy developments is available in that Element. This type of housing serves to meet the needs of our seasonal and visitor populations. Based on 2007 data gathered by Town staff, there are 3,537 interval occupancy units on the Island. It is important to note that during the building permit process interval occupancy developments are categorized as multi-family structures. If a multi-family structure is permitted with no indication or intention to be used for interval occupancy, but is subsequently converted, there may be no reclassification in the Town's records. Interval occupancy units are permitted within ~~four~~ three zoning districts: WMU (Water Front Mixed Use), ~~CFB (Central Forest Beach District)~~ CR (Coligny Resort), MV (Mitchelville) and RD (Resort Development).

Implications for the Comprehensive Plan

- Housing tenure, or financing methods for housing, is impacted by various factors such as housing supply and demand, lifestyle choices, and employment or income status. In addition, seasonal population trends of the Town affect the number of vacant structures and also have a direct effect on the ownership type. Due to the character of the Island as a popular location for visitors and part time residents, depending on the season, units may be vacant during various times. Existing structures should be refurbished and renovated to reflect the needs and wants of the current market when possible.
- Although, an increase in the total number of housing units contributes to the economic tax base for the Town, it is important that both the quantity as well as quality of the housing stock is maintained to sustain the current and future population and overall property values. As the amount of available land declines for new development, it will be very important to maintain a high quality housing stock on residential properties. In addition, the availability of various housing types is important for the housing market viability to accommodate the diverse needs of the Island's population.
- An increase in home ownership is important for a community because it enables the homeowner to establish a deeper connection with the community. Therefore, it is important to strive for increased opportunities for home ownership as a housing option. Second homes, vacation and seasonal homes as well as timeshare units comprise a large portion of the Island's housing stock. The high number of second homes impacts the percentage of total owner-occupied homes Town-wide and doesn't necessarily portray an accurate assessment of home ownership status on the Island.
- It is also important to acknowledge that mobile homes may be more vulnerable during storms and other significant weather events, such as tornados, hurricanes or floods. Fluctuations to the number, as well as areas of concentration of mobile homes, should be monitored to ensure public safety.
- The ownership structure for interval occupancy units, with multiple owners having a stake in individual units presents a challenge in cooperative efforts to redevelop the properties and keep them current with changing trends, desires and market demands. Incentives to encourage these types of communities to tackle their own individual challenges should be considered in order for the Town to remove barriers to redevelopment that may be particular to timeshare developments. Additional issues include cooperation with property management agencies and archaic covenants for condos and timeshare developments.

5.2 Housing Opportunities

Obtainable Housing

What is obtainable housing for one family is different from what is obtainable for another family. In some instances obtainable may refer to housing units managed by Beaufort County Housing Authority, a house located in a gated community, a modest mobile home, or other type of housing. Obtainable housing is dependent on many variables and factors, however, most directly associated with the financial ability to pay for the housing that is needed or desired.

Workforce Housing & Affordable Housing

Workforce housing is a widely acceptable term that refers to housing that is available for the working class segment of the population. It often means housing that is available for gainfully employed people such as teachers, police officers, firemen, government employees and other workforce populations who are essential for the function of a community or those who typically work in the service sectors. The accepted definition of affordable housing by the Department of Housing and Urban Development (HUD) is any housing that requires 30% or less of the household income to pay for housing related expenses.

While workforce housing isn't specific to any one type of housing, Section 8 housing is managed by the Beaufort County Housing Authority. Section 8 housing is a type of Federal assistance provided by the Department of Housing and Urban Development. Section 8 housing is not a type of housing form, but rather the type of housing assistance that is granted in the form of vouchers. A voucher program assists in bridging the gap for low income households by providing rental assistance for the monthly cost of market rate units. As of June 2014⁹⁹, the Beaufort County Housing Authority reported that there were five developments on the Hilton Head Island that have accepted vouchers to supplement rents. They include developments commonly referred to as: 90 Dillon Apartments, Hilton Head Beach and Tennis, Cedar Well Apartments, Marshpoint, and The Spa.

Hilton Head Regional Habitat for Humanity is dedicated to eliminating substandard housing by constructing, rehabilitating and preserving homes; by advocating for fair and just housing policies; and providing training and access to resources to help families improve their shelter conditions. The Town of Hilton Head Island donated land to Habitat for Humanity to assist in bringing affordable housing to the island. The Glen is Habitat for Humanity's affordable housing project located off Alex Patterson Drive. Phase one of this project consists of 16 single family detached dwellings and is currently under construction.

Luxury Housing

Hilton Head Island has many large, well-appointed homes. The high cost of land has also led to an increase in the number of luxury homes located on the Island. This is a popular ~~an~~ option for seasonal housing as a means for many families or visitors to stay in one, very large home.

Assisted Living

Nine facilities on the Island focus their housing on a segment of the population that needs assistance for various reasons including elder care or Alzheimer's care. The assisted living facilities have various levels of care, including individual, shared rooms, or more independent apartment style units. Table 5.5, Assisted Living Facilities, shows the facilities including the number of beds or units that are available on the Island.

Table 5.5: Assisted Living Facilities

Facility	# of Beds	# of Units
Broad Creek Health Care/Tidepoint	50	311
Fraser Center/Seabrook	44	207
The Preston/The Cypress	55	280
Life Care	88	NA
<u>Emeritus at Hawthorne Inn</u>	51	NA
<u>Emeritus at Palm Meadows Court</u>	36	NA
<u>Emeritus at Palm Meadows Village</u>	52	NA
<u>Carolina House Bloom at Hilton Head</u>	72	NA
Indigo Pines	NA	118
TOTAL	448	916

Source: Town of Hilton Head Island Fire Department and Community Development Department, June 8, 2009

NA = not applicable

Implications for the Comprehensive Plan

- Affordable or obtainable housing availability poses many challenges in most communities. The Town of Hilton Head Island is not unique in the challenges that the community faces relative to the creation of obtainable housing. High or increasing land costs, coupled with declining availability of developable land on the Island, drives up the cost of many housing options, often above more traditional “obtainable” price levels. Construction costs, particularly those associated with building to hurricane standards, statutory requirements such as point of sale taxation and other economic drivers are barriers to keeping housing costs affordable. The Town has attempted to engage in policies and projects that encourage affordable housing, such as regulations and incentives in the Land Management Ordinance, and partnerships with developers; however, these programs were not successful. Affordable housing remains a challenge for both local and regional communities.
- A sustainable workforce is essential to the future economic potential of the Island. To be sustainable over the horizon envisioned by this Comprehensive Plan, the workforce needs appropriate education, training, and access to affordable housing. While efforts for education and training may be broadly addressed on a regional basis, the current strategy for affordable housing seems to hinge on an off-Island labor pool. While this may meet short term (3-5 years) needs, potential development in Jasper County and other areas west of the Island may create competitive pressure on this off-Island labor pool and may threaten the Island’s access to a viable work force.
- It is important that the Town of Hilton Head Island assists in the ability for the population to age in place. As the average age of the population gets older, the needs of the community change. It is important that housing options accommodate these changes. It is also important that the family and friends that support aging family members are able to reside in close proximity. The location of assisted living facilities is also important. Special complimentary land uses and associated infrastructure are needed. When one ages in place, it is important that one is living in close proximity to basic services, for instance banks, grocery stores and medical services and ~~that~~ provisions for emergency evacuation are considered.
- Although current market conditions have resulted in reduced housing values and costs, the long-term rise in cost of housing will threaten aging in place. There are several solutions to the rising housing cost problems. One is accessory apartments, “granny-flats” or accessory dwelling units (ADU) built within a single-family home or separate structure on the same lot that functions as an apartment. The additional unit can house a family member or professional providing health care to reduce cost or it might be rented for additional revenue.
- The LMO (Land Management Ordinance) counts these units toward the density in most residential zones. Advocates point to benefits for the community in the form of higher tax revenue. Other solutions include co-housing, home sharing, taxation, and financial tools such as a reverse mortgage that can pay for home modifications and health care. There are many advantages to the solutions mentioned but communities must make the general public aware of such opportunities.

- There are additional groups that will grow this market area. First are the multigenerational households, including aging parents moving in and 20 somethings moving back with their parents. Second, low wages jobs and high housing cost forces several non-family members into occupying a house. Finally, there is a growing trend of retirees becoming renters. The home in some communities will no longer be the great investment it once was, or the kids are gone and the house is too big, the taxes are high, and mowing the grass is not as much fun as traveling. Millions of baby boomers will sell their home and invest.
- The replacement of the older housing stock to larger homes, typically located in close proximity to the beach, is a trend that has the potential to change the character of Island neighborhoods. The Forest Beach and Folly Field neighborhoods saw this change occurring and reacted with the adoption of regulations that protect the existing neighborhood character by limiting the size of homes and requiring additional setbacks. The conversion of small homes to large luxury homes threatens the traditional single family character of some neighborhoods and can also put a strain on the infrastructure of these areas, which were planned and built to accommodate single family development, not short term rentals utilized by as many as five families or more at one time.

5.3 Barriers to Affordable Housing

The State of South Carolina requires that municipalities indicate any barriers to the community's access to affordable housing. Many of these barriers are not unique to the Town of Hilton Head Island and are similarly faced by the region as a whole.

Land Costs

Land costs are a limiting factor in the construction of affordable or workforce housing units. The increasing cost of land is related to the high demand for water-front lots and the convenient access to the beach which is provided by other properties within the Town. As the availability of land decreases, costs for land increases often creating larger scale developments that have the potential to deliver higher profits to offset the cost of land, ultimately decreasing the affordability of housing units.

Land Supply

Land is a finite resource as the Town approaches build out. There is less land available for housing and the land that is available is very expensive. The remaining vacant land on the Island is not only limited but often challenged with costs associated with providing utilities and access.

Construction Costs

Increasing construction costs is also a factor that creates a barrier to the development of affordable housing, such as the costs of materials, delivery of the materials to the Island, as well as increased labor costs. Building codes, flood plain requirements, and costs associated with building in an area susceptible to hurricanes can significantly impact the affordability of housing. Fees required by government agencies also increase the cost of affordable housing, such as impact fees, building permits, licensing fees, utility service fees and other outside agency approvals.

Long Term Sustainability

The initial construction costs are a barrier to affordable housing as well as the increased living expenses associated with residing in the Town. Much of the housing in the Town and land available for housing is subject to floodplain insurance requirements as well as other insurance requirements, such as wind and hail. Many residential developments operate under organized home owner's associations, which also require payment of fees to cover costs associated with common open space, amenities and infrastructure.

Marketability and Potential Profit

Because of the challenges that developers already face with construction in a coastal area and all of the barriers listed here, the potential profit is always a factor for the private developer. Developers often strive for the 'highest and best use' which, given the barriers to affordable housing, does not typically result in the construction of housing units geared to the workforce population.

Attitudes towards Affordable Housing

The “NIMBY” syndrome, “Not in My Backyard”, is a common sentiment toward affordable housing on the Island. This is a typical response to affordable housing in some communities. Many people make assumptions that affordable housing increases crime and aesthetically unpleasing homes and buildings. This is not necessarily true; however, turning around the NIMBY syndrome is a challenge that developers of affordable housing face in this community.

Lack of Developer Incentives

Developers strive for the highest profit margin, which is determined by various factors. The cost of developing housing in the Town is high based on many factors which have previously been discussed throughout this Plan. The lack of development incentives, such as increased density, decreased parking, increased height standards, etc. which allow the developer to build more than otherwise allowed by Town regulations and requirements do not exist in current codes and may, when coupled with the other barriers, also become a barrier in itself to the construction or availability of affordable housing.

5.4 Goals and Implementation Strategies

Key housing issues were identified based on public input that was received throughout this process and data that was collected by Town staff. Housing issues are not isolated and do not only ~~those that~~ affect the municipal limits of the Town of Hilton Head Island; therefore, the goals and implementation strategies should be approached regionally and collectively, integrating a palette of solutions.

Goals

5.1 Housing Units and Tenure

- A. ~~The goal is to~~ encourage redevelopment of multi-family residential structures to meet market demands and new trends.
- B. ~~The goal is to~~ encourage occupancy of existing residential properties.
- C. ~~The goal is to~~ consider incentives that remove barriers to redevelopment and encourage redevelopment of properties that have multiple owners.
- D. ~~The goal is to~~ support programs aimed at increasing home ownership.
- E. ~~The goal is to~~ continue focusing on requiring high quality development to meet future housing needs.
- F. ~~The goal is to~~ monitor availability of housing types and occupancy rates to meet housing demands.

5.2 Housing Opportunities

- A. ~~The goal is to~~ engage in projects that encourage affordable/workforce housing on the Island or within the region.
- B. ~~The goal is to~~ look at housing opportunities as a mechanism to maintain its essential workforce.
- C. ~~The goal is to~~ encourage housing options that provide opportunities for residents to age in place.
- D. ~~The goal is to~~ monitor changing demographics and trends in housing development to provide housing options that meet market demands.
- E. ~~The goal is to~~ consider residential overlay districts to maintain traditional single family character.

5.3 Barriers to Affordable Housing

- A. ~~The goal is to~~ address housing issues using a systemic approach that integrates other elements such as economic development, transportation and land use.
- B. ~~The goal is to~~ consider mechanisms that decrease or eliminate barriers to affordable housing.
- C. ~~The goal is to~~ address affordable housing considering Town and regional solutions.
- D. ~~The goal is to~~ include partnerships and the cooperation with the entire community.

Implementation Strategies

5.1 Housing Units and Tenure

- A. Consider providing flexibility in the LMO to allow for accessory dwelling units as a housing option.
- B. Consider providing flexibility in the LMO to provide options to the traditional housing or subdivision standards in the form of family compounds. Look to other communities, particularly Beaufort County for examples on how to allow for family compounds which may assist in removing the barrier to legal and title issues associated with heirs property.
- C. Educate owners of heirs property on methods to clear titles and to build houses on their land. Pursue partnerships with organizations such as the Penn Center, a credit counseling agency or legal aid agency to overcome title and credit issues preventing land owners from building homes.
- D. Consider revising the LMO to include flexible zoning options and tools that allow a mix of uses for residential over commercial or other live work units. This may be a tool to foster both a commercial and housing option as well as a means to provide affordable housing and to reduce the amount of infrastructure necessary to travel from home to work or other basic services. Other LMO revisions may include regulations to facilitate the conversion and redevelopment of empty commercial or office space to residential units or allow for a mix of residential within the redevelopment.
- E. Encourage owners of small properties to assemble land resources through density bonuses tied to increased property sizes.
- F. Consider addressing ownership or heirs property issues with tools such as transfer of development rights or the purchase of development rights.

5.2 Housing Opportunities

- A. Consider developing alternative approaches to affordable housing such as viewing it as community infrastructure and establish a 'minimum level of service' with a focus on transportation and access issues and location related to concentration of employment centers. The level of service concept could be based on a goal of insuring that a specified percentage of the total housing units in a neighborhood or development are affordable.
- B. Consider developing a master plan for Town-owned properties that considers future development projects or land swaps for affordable housing sites.
- C. Review inclusionary housing programs within the Town boundaries or the region that foster a mix of housing choices and forms.
- D. Support employer assisted housing programs to encourage more employees of various professions (teachers, police officers, firemen) to live within the Town limits or within Beaufort County.
- E. Consider developing housing programs and other educational workshops to the middle class and workforce housing markets.
- F. Educate the public on the potential impact on their daily quality of life that is directly affected by the supply or lack thereof of workforce housing. Workshops and discussion groups should be considered as a means to brainstorm strategies to address housing issues and should involve all players in the community and throughout the region.
- G. Review the land acquisition program to determine if an affordable housing component would be an appropriate modification.
- H. Encourage redevelopment of individual units to maintain marketability and code compliance, especially in developments that have multiple owners.
- I. Consider creating incentives for redevelopment that opt for a planned community approach with goals of diversity in housing cost and transportation modes.
- J. Consider flexible ordinances for planned unit developments (PUD), cluster homes and other innovations in housing development that meet workforce housing needs.
- K. Consider regulations to require interconnection between developments, which promotes the establishment of neighborhoods and to provide safe and convenient access to neighborhood level of public facilities, particularly parks and schools.

5.34 Barriers to Affordable Housing

- A. Encouraginge property owners of unsafe or dilapidated structures to rehabilitate and convert the buildings to affordable housing should be researched as a means to provide both redevelopment and provide affordable housing.
- B. Facilitate the construction and redevelopment of housing opportunities through economic incentives, such as grants or other funding sources.
- C. Consider establishing a Redevelopment Agency or other similar agency to administer housing programs and continue researching housing options, and serve as an educational resource.
- D. Monitor statutory issues and the implications they have on homeowners. This includes any proposed legislation that addresses taxation, property owner's association fees and taxes and the point of sale, or real estate transfer taxes.
- E. Consider creating development incentives to encourage diverse housing options that may include increased density, reduced parking requirements and increased height standards.

10 Recreation

To enrich the quality of life for residents and visitors by providing diverse recreational facilities and programs which respond to changing needs of the population.

Introduction

Hilton Head Island has become well-known throughout the country as a world class resort destination recognized for its high quality recreational amenities and natural resources. Private resort and residential communities located on the Island provide an exceptional number of leisure facilities highlighting tennis, golf, swimming, bicycling, and boating. The Town government excels in providing specialized recreational facilities such as beach parks, leisure pathways, and ball fields where both residents and visitors may participate in recreation activities. The Town strives to work with public and private recreation organizations to promote leisure time programs and activities that will accommodate all ages, skill levels and interests of residents and visitors.

As discussed in the Cultural and Natural Resources Elements, the Island has a rich cultural history and an abundance of natural resources, including numerous archaeological sites that range from prehistoric shell rings to Civil War sites. The natural resources of the Island provide a highly scenic and diverse landscape that offers outstanding views to water, marshes, maritime forests, and wetlands.

~~Over the past~~ For 15 years, the Town of Hilton Head Island ~~has taken~~ took steps to assess the future park and recreation needs of Island residents. The Parks and Recreation Commission was created in 1992 to establish long and short term goals for development and management of parks and recreational facilities. In October 1995 the first Recreation and Open Space Plan was written outlining recreation needs for the next twenty years. The plan was adopted by Town Council on January 3, 1996 as an appendix to the Town's Comprehensive Plan. The plan was then amended in 1998 and 2000 to address additional future park locations. In 2005, the Recreation Element replaced the Recreation and Open Space Plan and was adopted as part of the Comprehensive Plan. The Recreation Element now includes revised park definitions; an existing facilities inventory; and new park guidelines which are currently in use. Listed below are park definitions which pertain to existing and future parks.

These definitions should be used as guidelines. Due to the unique characteristics of Hilton Head Island these definitions must be flexible. Existing and future parks may not fall neatly into one specific park category. For example, the Town beach parks which are listed as special use parks may also be considered regional parks.

Park service areas are referred to in the park definitions below. A park service area defines the geographic location of expected users. Accessory uses, although not stated in every definition, may be implied at both parks and facilities. For example, accessory uses at a gymnasium, may include fitness or aerobics classes, karate classes, basketball courts, and volleyball courts.

10.1 Park Definitions

Activity Categories

Passive Park: A park and/or recreation area that is used for passive activities which may include walking, cultural and educational activities, contemplative activity, picnicking, non-organized sports activities, playground areas and beach access to name a few examples. Some small scale active activities may be included in a passive park.

Active Park: A park and/or recreation area that is used for active activities which may include organized sporting events and may be comprised of multi-purpose fields, multi-purpose sports courts, playground areas, multi-purpose trails, and boat landings. Passive activities may also be included in an active park.

Park Categories

Mini-Park: The mini-park is the smallest park classification which is used to address limited, isolated or unique recreational needs. Mini-parks, also known as pocket parks, address unique recreational needs such as landscaped public use areas in a commercial or residential area, or scenic overlook areas. The mini-park may include ~~such~~ passive uses such as picnic areas, arbors, sitting areas and public art. Accessibility to mini-parks may be via interconnecting trails, sidewalks, or low-volume streets. Portions of the park site should be readily visible from adjoining streets to provide a secure environment. A mini-park may be between 2,500 square feet and 1 acre in size. However, park areas less than 5 acres may also be considered a mini-park. Ease of access from the surrounding area and linkage to the community pathway system are key concerns when selecting a mini-park site.

Neighborhood Park: The neighborhood park should serve as the recreational and social focus of the neighborhood. It may be developed for both active and passive recreational activities, and accommodate a wide variety of age and user groups. Creating a sense of place by bringing together the unique character of the site with that of the neighborhood is important to successful design. A neighborhood park should be centrally located within its service area, which may be ¼ mile to ½ mile radius. Ease of access and walking distance are critical factors in locating a neighborhood park. Generally 1 acre is the accepted minimum size necessary to provide space for a variety of recreation activities, while 1 to 5 acres may be considered optimal. Active recreational facilities should be used in an informal and unstructured manner. Neighborhood parks are not intended for programmed activities that result in overuse, noise, parking problems or congestion. Examples of active facilities are playgrounds or structures, court games, informal play fields, and tennis courts. Examples of passive uses are internal trails connecting to a pathway system, picnic/sitting areas, and contemplative or "people watching" areas. Generally active recreational facilities should consume approximately 50 percent of the park's acreage and the remaining 50 percent should be used for passive activities.

Community Park: The community park is larger in size and serves a broader purpose than neighborhood parks. Their focus should be on meeting the recreation needs of several neighborhoods or large sections of the community. They allow for group activities and may offer other recreational opportunities not available at neighborhood parks. Community parks should be developed for both passive and active recreational activities. The optimal size for a community park is between 20 and 50 acres, but its actual size should be based on the land area needed to accommodate desired uses. Reserved and programmed uses are compatible and acceptable for a community park. Examples of active facilities at a community park may include large playgrounds or structures, game courts, ball fields, and swimming pools. Examples of passive facilities may include extensive internal trails, individual and group picnic areas, nature study areas, contemplative and sitting areas. Parking lots should be provided to accommodate user access.

Special Use Park: The special use park should offer the opportunity to highlight unique local historical, educational, cultural, and natural resources. Examples may include performing arts parks, special events parks, arboretums, ornamental gardens, amphitheaters, boat landing or other water-oriented facilities and beach parks. Features within a special use park may include both hardscape and softscape development for commemorative purposes. Park use may be passive with some sites functioning as venues for festivals, concerts and other special events. Special use facilities should be viewed as strategically-located community-wide facilities rather than as serving a specific neighborhood or area. The special use park is generally accessed by pedestrians via walkways, sidewalks, or trails around and throughout the site as well as by automobiles. Parking should be provided as appropriate for the specific park - some parks require a significant amount of parking (e.g., beach park) while others do not. Opportunities for sharing parking with nearby facilities should be explored for parks with occasional heavy use (e.g., performing arts park). Park use and space requirements are the primary factors in determining the size of the park site.

Regional Park: Regional parks supplement neighborhood and community parks and may serve broader-based recreational needs. The greater size permits large-scale development of both passive and active facilities providing a wide range of recreational activities. Regional parks may include sizeable areas of

undeveloped land with natural vegetation and/or water features. The optimal size for a regional park may be between 50 and 85 acres. Regional parks may have a service area within reasonable and equal driving distance from the populations served. Some residential development should be within walking distance of the park, but any high use activity areas within the park should not be situated adjacent to residential areas. Regional parks may have frontage on major and minor arterial streets and may have designated bicycle and pedestrian pathway access. Major streets should be routed around, rather than through regional parks. One or more parking lots should be provided to accommodate user access. Examples of active facilities at a regional park include a large playground, sports complexes (possibly lighted) with single or multi-purpose fields and concession buildings, basketball courts, multi-use courts, tennis courts, and swimming pools. Examples of passive facilities include open spaces and nature reserves, extensive internal trails, 1 or more picnic areas, 1 or more picnic pavilions of varying sizes, fishing access sites, and landscaped contemplative areas.

Private Park/Recreational Facility: This classification recognizes contributions of private providers to the community park and recreation system. Private parks such as swimming pools, tennis courts, and party houses or meeting rooms are generally within residential areas developed solely for the use of residents and are maintained by a neighborhood association. These facilities should not be considered as a complete substitute for public recreation space. Other private recreational facilities are for-profit businesses such as health and fitness clubs, golf courses, and water parks. The location of private parks/recreational facilities is typically determined by a developer. Service areas for these parks will depend on the type of use. The size of the park is also dependent on the intended use of the park.

Linear Park: Linear parks are greenways of open space that may offer scenic beauty and may allow safe, uninterrupted pedestrian or bicycle movement along natural or man-made corridors. Generally they are located along waterways. Linear parks combined with the planned pathway system may link various other parks, residential neighborhoods, schools, libraries and businesses. Pedestrian and bicycle trails can accommodate both recreational and purposeful trips. Linear parks should conserve ecologically unique areas along marshes and creeks and provide long stretches of open space well suited for pathways. Existing tree cover within natural corridors should be protected. The maximum length of a linear park may be variable. The minimum width should be 50 feet. Support facilities throughout the linear park should include benches, bike racks, trash receptacles, drinking fountains, signage, and connectors to adjacent parks and pathways.

~~Implications for the Comprehensive Plan~~

- ~~• The detailed definitions for the different park categories provide the Town with more information to plan for future parks and provide a tool to plan for specific types of parks to serve the community.~~

~~10.2 Major Facility Categories~~

Major Facility Categories

These are the major facility categories along with a description. Other facility categories are self-explanatory.

Multi-Use Pathway or Trail: Multi-use pathways or trails may be designed to provide walking, skating, bicycling, and other non-motorized recreational opportunities. These pathways should provide linkages to other areas and facilities and offer non-vehicular options for travel through the community. Paved pathways should generally be developed to a high level to accommodate greater numbers of users of all abilities. Non-paved pathways should generally be developed to match the intent of the park or recreational area in which it is located.

Swimming Pool: Swimming pools for general community use should be planned for teaching, competitive, and recreational purposes with enough space to accommodate diving boards. For teaching purposes the size of the swimming pool should be 75 feet by 45 feet and have an even depth of 3 to 4 feet in non-diving areas. For competitive purposes the size of the swimming pool should be 75 feet by 70

feet. This will accommodate approximately ten swimming lanes with a minimum of 25 square feet of water surface per swimmer. Generally swimming pools should be located in community or regional parks, within a 15 to 30 minute travel time for facility users.

Basketball Courts: Outdoor basketball courts for general community use should have unobstructed space on all sides. Generally outdoor basketball courts should be located in neighborhood or community parks and regional parks. The service radius for an outdoor basketball court is between ¼ mile and ½ mile and should have safe walking or biking access for facility users.

Tennis Courts: Outdoor tennis courts for general community use should be 36 feet by 78 feet and have a minimum of 12 feet clearance on both ends of the court and should be planned in groups of 2 to 4 courts in one location. Generally outdoor tennis courts should be located in neighborhood or community parks and regional parks. An outdoor tennis court should have safe walking and biking access for facility users.

Baseball/Softball Field: Baseball/Softball fields for general community use should be located in community or regional parks. Baseball/softball fields should be within a 15 to 30 minute travel time for facility users.

Multi-Purpose Rectangular Field: Multi-purpose rectangular sports fields for general community use should be located in community or regional parks. Examples of activities played on multi-purpose rectangular fields include football, soccer, lacrosse, and rugby. Multi-purpose rectangular fields will vary in size based on the intended use of the field - youth activities, adult activities, practice activities, programmed activities and tournament activities.

Implications for the Comprehensive Plan

- [The detailed definitions for the different park categories provide the Town with more information to plan for future parks and provide a tool to plan for specific types of parks to serve the community.](#)
- The detailed definitions for the different recreational facilities provide the Town with the background needed to plan for future facilities and provide the basis to determine future needs.

10.23 Park Sites

Table 10.1, Existing Island Parks, shows the existing parks listed by park category based on the general park definitions in Section 10.12. Some of these parks contain characteristics of multiple categories and were placed in the category that most describes their characteristics.

Implications for the Comprehensive Plan

- An inventory of each facility, the type and the location should be used as a tool in determining whether or not the recreational facilities adequately serve the visitors and population of the community.

Table 10.1: Existing Island Parks

Park Category	Existing Parks	Acreage
Mini Park	Compass Rose Park	2
Neighborhood Park	Old Schoolhouse <u>Park</u>	3
	Greens Shell <u>Park</u>	3
Community Park	Barker Field*	20
	Island Recreation Center*	6
	Jarvis Creek <u>Park</u> *	56
	Crossings Park*	74
	Chaplin Community Park*	67
	Barker Field Expansion/Mitchelville Beach Park	27
	<u>Rowing & Sailing Center at Squire Pope Community Park</u>	<u>7</u>
Special Use Park	Shelter Cove <u>Community</u> Park	<u>58</u>
	Shelter Cove Memorial Park	6
	Fish Haul <u>Creek</u> Park	31
	Folly Field Beach Park	1
	Islanders Beach Park*	13
	Alder Lane Beach Park	1
	<u>Malphrus-Burkes</u> Beach Park	7
	Coligny Beach Park	8
	Cordillo Courts*	2
	Driessen Beach Park*	15
	Xeriscape Interpretive Garden	3
	Marshland Road Boat Landing	5
	Old House Fishing Pier (Freddie's Place Landing/Rasta Drive Fishing Pier)	1
	Cross Island Boat Landing	3
	Honey Horn	69
	Northridge (limited use due to conservation easements)	70
Regional Park	Beaufort County Schools Campus	12
Private Parks/ Recreational Facilities	Leamington Recreation Center (Neighborhood Park)	varies
	Palmetto Hall Recreation Area (Neighborhood Park)	
	Hilton Head Plantation Spring Lake Area (Neighborhood Park)	
	Hilton Head Plantation Dolphin Head Area (Neighborhood Park)	
	Port Royal Plantation Children's Play Field (Neighborhood Park)	
	Wexford Croquet Court (Neighborhood Park)	
	Sea Pines Harbor Town Liberty Oak (Neighborhood Park)	
	Sea Pines South Beach (Neighborhood Park)	
	Sea Pines Six Oaks Park (Neighborhood Park)	
	Hilton Head Plantation Whooping Crane Conservancy (Special Use Park)	
	Hilton Head Plantation Cypress Conservancy (Special Use Park)	
	Shipyards Beach Club (Special Use Park)	
	Port Royal Plantation Beach Club (Special Use Park)	
	Long Cove Community Dock (Special Use Park)	
	Sea Pines Newhall Preserve (Special Use Park)	
Sea Pines Forest Preserve (Special Use Park)		
Sea Pines Deer Island Park Preserve (Special Use Park)		
Sea Pines Baynard Ruins Park (Special Use Park)		
Port Royal Plantation Croquet Court		

Linear Park	None at this time	0
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Note 1: Parks in Table 10.1 with an asterisk (*) can also be considered a Neighborhood Park.

Note 2: The school campus is considered regional in nature due to the stadium.

Note 3: The Northridge property is considered a Special Use Park; however, there are restrictive covenants on the property that prevent certain uses.

10.34 Park Development Guidelines

The National Recreation and Park Association (NRPA) is moving away from recommending national standards and encouraging communities to create their own unique standards or guidelines for public and private parks and recreational facilities. Since Hilton Head Island has a diverse wealth of recreation opportunities and a unique population that is divided among permanent residents and visitors to the Island, using generic park standards or guidelines is not appropriate.

Table 10.2 shows new park development guidelines and potential future park needs. The guidelines include park category, general park size, population served, number of existing parks in 2015-09, additional parks needed by 2020, and total number of parks needed in 2020, which includes both existing and additional park figures. The calculations for the additional parks needed by 2020 are based on the population projection of 53,300 permanent residents in the year 2020. This population figure was projected by the Town of Hilton Head Island in August 2004 for the Southern Beaufort County Regional Plan. In the Neighborhood Park and Community Park categories, the numbers for additional parks have been adjusted to better reflect the Island's unique characteristics, including private facilities and a public beach.

The park numbers shown in Table 10.2 reflect the recommended number of existing and potential future public parks and do not include parks located in private gated communities. It is unknown if the PUDs plan to expand or construct new parks or facilities for their residents.

The number of Community Parks needed in the year 2020 reflects the use of private facilities and beach. Several of the PUDs and private schools provide recreational facilities that could be accommodated in Community Parks such as rectangular multi-purpose fields and other single purpose fields. The number of additional Community Parks needed by 2020 has been adjusted to reflect this. For every 2 rectangular multi-purpose fields and 2 single-purpose fields in PUDs or at private schools, one Community Park was deducted from the guidelines for the number of parks calculated using the population projection of 53,300 permanent residents.

Park types recommended for expansion can be seen in reviewing the information in Table 10.2 for the Neighborhood Park, Community Park and Regional Park categories. Based on previous assessments, by the year 2020, a total of 21 additional Community Parks, 1 additional Regional Park, and 14 additional Neighborhood Parks were recommended for construction on the Island. The Town will work with residents of individual neighborhoods to determine if there is an interest for a neighborhood park. The number of additional parks needed and the total parks needed by 2020 presented in Table 10.2 in the Neighborhood Park category are based on the population projection of 16,421 permanent residents outside of PUDs. This number was used because the Town does not plan to construct Neighborhood pParks inside PUDs. The word “varies” in Table 10.2 indicates the information is not based on population but rather the desire of the Town, the location of the property, and any opportunities available on the property.

Beaufort County adopted the Southern Beaufort County Regional Plan in 2006. One of the sections of this plan addresses parks and recreation on a regional level in southern Beaufort County. The Southern Beaufort County Regional Plan is not intended to replace this Recreation Element of the Hilton Head Island Comprehensive Plan. The Regional Plan has a broad scope of the recreation needs of the entire area while this Recreation Element also includes local and sSpecial uUse pParks that serve the needs of the people on Hilton Head Island.

Table 10.2: New Park Development Guidelines & Potential Future Park Needs

Park Category	General Size in Acres	Population Served	Existing Number of Parks in 2015	Additional Parks Needed by 2020	Total of Existing & Additional Parks Needed by 2020
Neighborhood	1-5	500-1,000	2	14*	16
Community	20-80	2,000-5,000	67	21	8
Regional	50-85	5,000-20,000	1	1	2
Special Use	1-50	1,000-5,000	16	0	16
Mini	2500sq. ft. to 1 acre	Varies	1	Varies	Varies
Linear	Varies	Varies	0	Varies	Varies

*It should be noted that the need for Neighborhood Parks will fluctuate depending on the requests of each individual neighborhood.

The Town of Hilton Head Island worked with the Beaufort County to assist in the development of the Regional Plan. The Town provided information for the regional plan on the park and recreation needs of the residents of Hilton Head Island. The Southern Beaufort County Regional Plan recommended the Town of Hilton Head Island adopt the following levels of service for a regional park network:

- 12.2 acres of land per 1,000 residents; and
- \$722 of park and recreational facilities per capita

It should be noted this level of service was adapted from a list of existing parks considered regional in nature. With the inclusion of all other existing and future parks the Town of Hilton Head Island is exceeding this level of service.

FUNDING SOURCES

Town Council attempts to minimize reliance on property tax while expanding alternative revenue sources. Several funding sources are used to construct and maintain the Town's park system.

- Parks impact fees were enacted Countywide to provide funding for emerging park needs. Similar to Traffic Impact Fees, parkland purchases and park developments have nearly exhausted the accumulated monies in our Park Impact Fee account. Thus, the Town may consider Interfund borrowing that will be repaid with interest as the Town continues to garner park impact fees through build out.
- Ad valorem property taxes, collected during the fiscal year.
- Sunday Liquor Sales Permit Fees derived from the sale of permits to sell alcohol on Sunday.
- County Contributions such as their bond issue for CIP projects.
- Donations.
- Grants.
- Local Accommodation Tax (ATAX) grants are derived from a State mandated two- percent tax on short-term rentals, hotels and motel accommodations.
- Beach Fees are derived from an additional two-percent Local Accommodations Tax levied by Town Council. This source provides dedicated funds to beach renourishment and related monitoring, dune refurbishment, maintenance and operations, and new beach parks and access facilities.
- Tax Increment Financing (TIF) are funds derived from increased assessed value above the baseline assessment when the TIF District was established. These funds may be used for public projects within the District.
- Real Estate Transfer Fee which is 0.25 of 1% on each real estate transaction in the Town. The funds generated by this fee are dedicated to the Land Acquisition Program and its debt service for land acquisition only.

Implications for the Comprehensive Plan

- As the population of the Island changes, so does the need for recreational opportunities.
- Guidelines should provide a mechanism to establish a plan to develop future parks and to determine the needs of the community. Several factors should be considered such as population, level of service, and the associated projections. The Comprehensive Plan should provide the foundation to establish the guidelines while recognizing that other factors, such as changing community needs and use trends in order to determine whether or not future parks are necessary.
- Additional funding sources and ways to efficiently utilize the existing funding sources should be considered and reviewed.

10.45 Inventory of Existing Recreational Facilities

Table 10.3 is an inventory of existing recreational facilities done in 2009. The extensive list shows the wealth and variety of recreational facilities in the Town both outside and inside Planned Unit Developments (PUDs), giving a more accurate representation of available recreational facilities within the Town. Commercial businesses such as mini-golf, health clubs/fitness centers and tennis clubs were not included in the survey information. Private schools and church facilities were also not included.

Swimming pools and tennis courts located at multi-family developments were also not included in the inventory. These facilities are available to the owners of the multi-family units and their guests, and not to the general public. In the instance of a PUD, swimming pools and tennis courts available to all residents of the PUD were included in the survey and those available to only one group of property owners in the PUD were not counted due to their limited access.

Table 10.3, Inventory of Existing Recreational Facilities, shows that the Town has over 60 miles of paved pathways/trails. These pathways link various Town parks and commercial and residential areas of the Island. These pathways service pedestrians by providing access along roadways throughout the Island. The pathways are used by both residents and visitors for transportation and recreation activities such as bicycling, walking, and jogging. In private gated communities there are also paved pathways and trails.

While not limited to non-motorized boat traffic, the County boat landing at Marshland Road is used heavily by people to launch kayaks. Other launching sites exist at private and commercial marinas and docks along the waterfront throughout the Island and were not included in the survey information.

ROLE OF PRIVATE DEVELOPMENT

The majority of the Town's neighborhoods consist of subdivisions that are master-planned with parks and recreation in mind. Parks are located to provide safe and convenient access to recreation opportunities. Most commonly, pathways and parks are privately owned and maintained by property owners associations (POAs). The Town's current policy is that new development provides for community open space and parks to serve the development's residential population. Pathways located in private developments, which serve the connectivity needs of residents within the development, are not publicly accessible. The Town's pathways are intended to provide connectivity outside the gates to encourage non-motorized travel.

Although privately owned and maintained, their use by the general public cannot be discounted. The facilities provided by PUDs address many of the recreation needs of residents and visitors. Many of the parks are utilized as team sports practice fields when a resident parent serves as coach. Often there are non-resident participants who benefit from the private facilities.

ROLE OF SCHOOLS

Given the high cost of land on Hilton Head Island, it is important that schools serve multiple needs of the community. When community groups or organizations wish to utilize Beaufort County School's fields, gymnasiums or other school facilities for recreation activities, each event must be approved and scheduled through the specific school's principal. A continued strong working relationship with the schools is strategic to providing the most efficient delivery of leisure services.

ROLE OF THE PUBLIC SECTOR

Beaches: The Town of Hilton Head Island contains ~~1.32~~ miles of the world's finest beach. The entire beach is public, from the ocean to the high water mark. However, access to the beach may be either public or private. The Town of Hilton Head Island provides beach access at nine different locations:

- Alder Lane Beach Access, off South Forest Beach Drive
- Burkes Beach Access, at the end of Burkes Beach Road
- ~~Chaplin Community Park Collier Beach~~, off of ~~William Hilton Parkway Singleton Beach Road~~
- Coligny Beach Park, off Coligny Circle
- Driessen Beach Park, at the end of Bradley Beach Road
- Fish Haul Creek Park, at the end of Beach City Road
- Folly Field Beach Park, off Folly Field Road
- Islanders Beach Park, off Folly Field Road
- Mitchelville Beach Park, off Beach City Road

The beach is used for various recreational activities, including passive beach going, running, cycling, kite flying, surfing, swimming, exercising and numerous other activities. Maintenance of the beach is contracted with a private company that also supplies various equipment and beach items for a fee. Other planned activities include weddings, competitive races and events, religious services and fitness programs that occur on the beach during various times. The beach has a significant economic impact to the community, from the creation of jobs associated with the beach ~~and to~~ the millions of visitors and users, which is further described in both the Community Facilities and Economic Development Elements of this plan.

Multi-Purpose Pathways: The Town of Hilton Head Island provides ~~nearly 55 over 60~~ miles of public pathways and nature trails. The pathways are used for both transportation and recreation, by casual cycling and walking. The pathways are continuous through much of the island, providing connectivity to other recreational opportunities, and residential and other commercial centers.

In addition, there are more than 50 miles of pathways and shared roadways within the private developments. These private pathways are for the use of residents and renters of the respective communities and their guests.

Figure 10.1 Existing and Future Parks illustrates the existing and future parks anticipated for the Town.

Table 10.3: Inventory of Existing Recreational Facilities

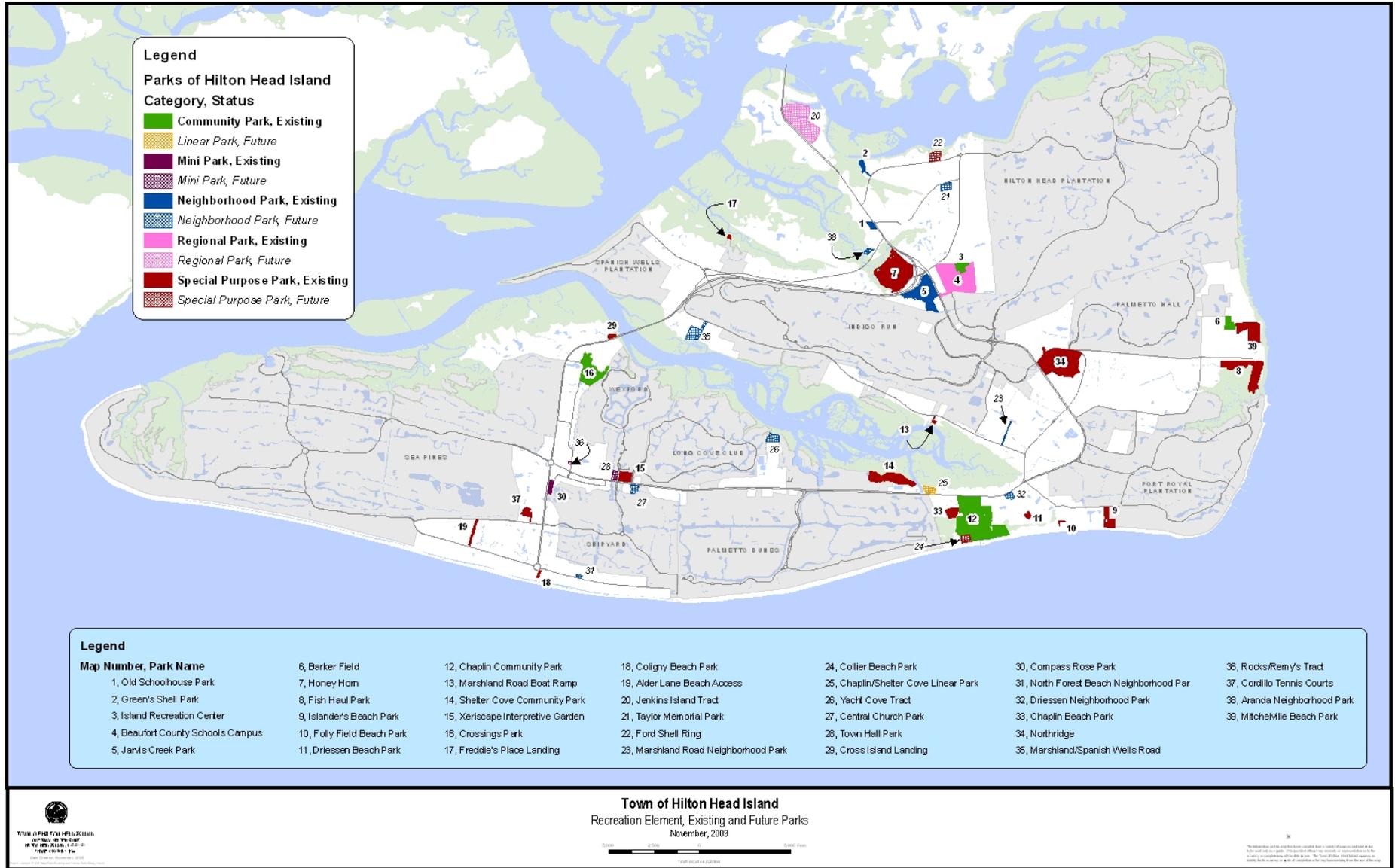
	Town of HHI	Bft County	Schools	Rec.	Boys & Girls	Hilton Head	Indigo Run	Long Cove	Palmetto Dunes	Palmetto Hall	Royal	Sea Pines	Shipyard	Spanish Wells	Wexford	TOTAL
		PALS	HH	Island	Center	Plantation	Club	Club			Plantation		Plantation	Plantation	Plantation	
Paved Trails (miles)	55 63		1.2			10	1.5		4		7	15	10		5	116.7 98
Unpaved Trails (miles)	2.5										2	2				6.5
Beach (miles)																13
Rectangular Multi-Purpose Fields	11	5	4	1		1	1					1				24
Single Purpose Fields	3	7	6			1		1		1	1					20
Running Track			1													1
Indoor Basketball Court			5	1	1											7
Outdoor Basketball Court	5	1		3	2	1.5		2			1				1	16.5
Outdoor Tennis Court	8	2	10			33	6	10	25	4	20	59	20	2	6	205
Volleyball Court			1	2		2										5
Public Golf Course (# of holes)						36	18		54	36	36	54	27			261
Private Golf Course (# of holes)						36	18	18			18	18		9	18	135
Outdoor Swimming Pool				1		1*	3*	1*		1	1*	4*		1	1*	14*
Indoor Swimming Pool												1				1
Playground	6	2	6	1	2	2	4	1	2	1	1	2	1		1	32 28
Dog Park	1															1
Beach Park	8					1			2		2	2	1			16
Creek Park								1								1
Boat Landing		3							1			1				5
Nature Preserve (Acres)	70*					177					6.5	605				858.5
Gymnasium			4	1	1											6
Community House/Meeting Room (Square Footage)	2,660				280	280	9632	3575	14,000		3500	5400	4000	1500	5500	50,327

Picnic Areas	22	2	1	1	1	2	1	2	2	1	2	1			1	39
Horse Stables												1				1
Lawn Bowling Court															1	1
Croquet Court											1				1	2
Roller Hockey Facility	1															1
Skateboard Facility	1															1
Outdoor Band/Theater/Pavilion/Stage									1			2				3
Civic Art Areas									1			2				3
Teen Club					1											1
Rowing/Sailing Center	<u>1</u>								1							<u>2+</u>

*Of the 14 outdoor swimming pools in this table, 9 have outdoor “kiddy” pools in addition to adult pools.

** This 70 acre nature preserve is the Town-owned Northridge property.

Figure 10.1: Existing and Future Parks



Implications for the Comprehensive Plan

- It is important to understand the recreation facilities that are available throughout the Town. The inventory includes both public and private recreational facilities indicating that organizations and individual communities have assumed the responsibility to develop recreational opportunities to meet their needs. This detailed inventory of available recreational opportunities should be used as a tool in determining whether or not adequate facilities are available for the community.
- All organizations and groups, including the Town, School District and private communities and developers should work together when developing park and recreation plans.

10.56 Facilities Guidelines

As mentioned earlier, the National Recreation and Park Association is moving away from recommending national standards. The NRPA is advocating communities create unique guidelines for recreational facilities that will accommodate each community's individual needs. Guidelines for several regularly-used recreational facilities in Hilton Head Island have been developed by Town staff using information from a variety of sources such as public input, other communities' guidelines or standards, and the National Recreation and Park Association.

These guidelines are not rigid and can fluctuate depending on the community's recreation needs, population and the availability of land to build new facilities or renovate existing facilities. The total number of facilities used in these guidelines includes facilities located inside and outside private gated communities. By including these, the total number of recreational facilities is more accurately related to the total population of the Island. Some of the more popular facilities are described below.

Multi-purpose rectangular fields are typically used for sports such as football, baseball, soccer, lacrosse, and rugby. Currently there are 24 multi-purpose rectangular fields in the Town with 3 of those in gated communities. Since these fields accommodate a variety of sports the number of users that each field can serve is a cumulative total of 5,000 people.

There are currently 20 single purpose fields in the Town with 4 of those in gated communities. An example of a single purpose field is a baseball/softball field. Since these fields accommodate one type of sport the number of users that each field can serve is a cumulative total of 3,000 people.

There are a total of 23.5 basketball courts in the Town with 5.5 of those in gated communities. This number is a combination of 7 indoor and 16.5 outdoor basketball courts. One basketball court (indoor or outdoor) can serve approximately 5,000 people.

Tennis is a popular recreational activity in the Town. There are a total of 205 tennis courts on the Island with 185 of those in gated communities. This figure does not include commercial tennis facilities. One tennis court can serve approximately 4,000 people.

There are many swimming pools in the Town. There are 14 outdoor swimming pools 13 of which are in gated communities and 1 year-round indoor pool in a gated community outside the gates. It is important to note that the outdoor swimming pool located at the Island Recreation Center converts to an indoor pool during the winter months with a dome that is placed over the pool facility. This pool is counted in the outdoor category. Of the 14 locations reporting outdoor pools, 9 also have outdoor "kiddy" pools. One pool can serve approximately 20,000 people.

The need for additional swimming pools has recently been a topic of discussion with residents and recreation organizations on the Island. There is one swimming pool for community-wide use located at the Island Recreation Center. Although there appears to be a sufficient number of limited access swimming pools, Island residents believe another community-wide swimming pool should be constructed.

There are 32.28 playgrounds located in the Town with 15.4 of those in gated communities. One playground can serve approximately 2,000 people.

There are 64 miles of public pathways providing residents and visitors with an inter-connected, non-motorized vehicular transportation system. Pathways provide access to public and neighborhood beach areas, resort developments, visitor accommodations, shopping, eating establishments, and recreation facilities.

The waterways surrounding Hilton Head Island and the 13 miles of beaches draw residents and tourists to the Island to live, work, and visit the beautiful natural environment. There are 16 beach parks located on Hilton Head Island, 8 of these parks are owned and maintained by the Town. The number of people served by one beach park will fluctuate based on the park size, proximity to residential areas, and the number of parking spaces available at the park. In addition to the private and Town-owned Beach Parks there are several beach access points in established subdivisions throughout the Island, such as the North Forest Beach neighborhood, where residents can access the beach.

In and around Hilton Head Island there are 5 boat landings/ramps; 3 are county boat ramps and 2 are privately owned. Based on the available parking and the size of the boat landing, 1 boat landing can accommodate between approximately 1,000 to 8,000 people, depending on parking.

Outdoor recreation activities abound on Hilton Head Island and picnicking is a popular activity for both residents and visitors alike. The Town has 39 picnic areas with 12 of these in gated communities. Each picnicking area can serve approximately 2,000 people. Table 10.4: Potential Future Parks and Suggested Facility Locations, indicates types of facilities and locations for future parks.

Table 10.4: Potential Future Parks and Suggested Facility Locations

Park Category	<u>Potential</u> Future Parks As Designated in the CIP	Suggested Facilities from the Public
Neighborhood	TBD (See Note 1)	Playgrounds Picnic Areas Basketball Courts Tennis Courts
Community	Yacht Cove Island Recreation Aquatics Center	Multi-Purpose Fields (See Note 2) Swimming Pool with Kiddie Pool Indoor & Outdoor Volleyball Court Jogging Track With Exercise Stops Basketball Courts Tennis Courts
Regional	TBD	TBD
Special Use	Collier Beach Park Ford Shell Ring	Sailing/Rowing Center Fishing Pier for Fresh & Salt Water More Boat Ramps/Landings
Mini	Rock's/ Remy's Tract	Water Fountains Picnic Areas Public Art
Linear	Chaplin Linear Park All Pathways	Boardwalks with Water Views Lighting, Street Furniture, etc.

Note 1: To be determined after coordinating with neighborhoods who desires neighborhood parks.

Note 2: Many organizations have requested dedicated single purpose fields. It is the Town's desire to create as many multi-purpose fields as possible in order to supply the needs of the various ball teams. Better scheduling and lighting of the existing fields could result in postponing the need for construction of more fields. This needs to be monitored annually.

TBD: To be determined.

Implications for the Comprehensive Plan

- Guidelines should be considered when making recommendations for future park development. However, they should be used as a tool with the consideration that our population and visitors may have needs that are unique to the character of the Island community.

10.67 Park Maintenance Tasks and Levels of Service

Maintenance of parks and recreational facilities within the Town is done by both the Town and Beaufort County through shared informal agreements which may be formalized in the future as intergovernmental agreements. Beaufort County maintains the active recreational facilities such as multi-purpose fields and baseball and softball fields. The Town of Hilton Head Island Facilities Management Division maintains the passive parks and beach parks located on Town properties.

There is a high expectation of residents and visitors of Hilton Head Island for excellent recreational facilities. To maintain the expected level of service requires an impact on fiscal resources. Redevelopment and development of new parks and facilities should be considered in annual budgets to ensure that the long term maintenance is addressed.

The Town also maintains a beach patrol franchise agreement with Shore Beach Services for patrolling and servicing the 13 miles of beaches on the Island. The Town may want to investigate ways to work with Beaufort County to have improved maintenance to meet the expectations and evaluate ability of Town's Facilities Management Division to assume all maintenance and operation of parks.

MAINTENANCE TASKS

Maintenance tasks are divided into 7 major categories described below and are performed by both the Town of Hilton Head Island and Beaufort County to sustain a high level of service for the residents and visitors of Hilton Head Island.

Park Landscape Maintenance

Turf areas are mowed on a regular basis and sidewalks, decks, and parking lots are cleared with leaf blowing machines and edging on an as-needed basis. Pruning of trees and shrubs is performed when necessary to maintain an orderly appearance. Spraying for insect and disease control, weed control (performed by manual, mechanical, or chemical means) and mulching or pine strawing is performed throughout the year.

Pathways/Sidewalks/Trails Maintenance

Pathways are maintained in a safe and neat appearance at all times. This includes edging, and clearing tree limbs and branches, mowing shoulders and removing other objects interfering with a clear pathway.

Playground Maintenance

Grass, weeds, and other vegetation is hand-pulled from playground areas as needed. No chemicals are used in playground areas. All maintenance work in playground areas is performed during daylight hours.

Ball Field Maintenance

Turf at athletic fields is maintained by the County. Disease and insect problems are treated immediately upon observation and the irrigation systems are maintained in proper working order at all times.

Park Janitorial Services

Restroom facilities at park locations are opened and cleaned daily with additional cleanings on weekends, holidays, and during the visitor high season between Memorial Day and Labor Day.

Litter Control

All litter and debris is removed prior to mowing or any other landscape services performed at Town parks and recreational facilities. Trash receptacles at park locations are emptied daily.

Street Sweeping

All Town owned parking lots and entry roads into parks and recreational facilities operated by the Town are swept weekly.

Recycling

The Town ~~has~~ established a beach and park recycling pilot program in 2008 at Islander's and Coligny Beach Parks, as well as Chaplin Park to serve the highest concentration of Island residents. In 2010, the Town began recycling in all parks, at all Fire Stations, and in Town Hall. In 2012, the Town established recycling on the entire beach. A solar powered trash receptacle with a recycling kiosk will also be installed in Coligny Beach Park.

Implications for the Comprehensive Plan

- Responses from the Community Survey indicated that the community is satisfied with the existing recreational facilities and parks; however, would like to ensure that they are maintained to ensure high quality and character.
- Fiscal responsibility and the community's willingness to pay for potential increase in costs associated with the redevelopment or development of new or existing facilities and to maintain a certain level of quality should be included as a consideration when making policy and planning decisions.
- The Town should coordinate maintenance standards and other related maintenance issues, including a formalized agreement with Beaufort County and Shore Beach Services to verify that all organizations and departments involved in maintenance of recreational facilities are operating under the same standards.

10.78 Recreation Programs

Recreation programs for children, adults and senior citizens in Hilton Head Island are offered through the Island Recreation Association and Beaufort County Parks and Leisure Services (PALS). The Island Recreation Association is a non-profit organization which provides and coordinates public recreation programs, activities and special community events in the Town. Beaufort County PALS is a division of the county government which provides recreational facilities and activities in Beaufort County.

The Island Recreation Association maintains the Island Recreation Center located on Wilborn Road on the north end of the Island. The Town is currently working on a multi-phased project to provide a new gymnasium, additional parking, restrooms and storage near the pool and renovations to the existing restrooms. As a Town facility, it is being reviewed for recapitalization and maintenance by the Town in the future.—This facility and several other recreational facilities in the Town are home to many of the programs offered by the Association. Programs offered by the association are grouped into categories which include preschool programs, youth programs, youth athletics, adult and senior programs, adult athletics, aquatics and special community events.

Pre-school programs are for children between the ages of 2 and 5, starting ages vary based on the program. Some of the programs offered include discovery club preschool, mother's parent's morning out, storybook hour, art classes, kitchen/cooking classes and various sports and future stars soccer.

Youth programs are for children in kindergarten through 5⁸th grade. Some of the programs offered include kid's night out, girl's night out, after school recreation club, vacation club, summer camp, and birthday parties.

Youth athletics are for children between the ages of 6 and 17², some ages vary based on the activity. Some of the youth athletic programs offered are basketball, roller hockey ~~league~~, flag football, Gator Football league, soccer league, soccer camp, softball, junior golf school golf clinics, karate, tennis, and baseball.

Adult athletics are offered through the Island Recreation ~~Association Center~~ and include: ~~dodge ball league~~, basketball league, soccer leagues, tennis ~~programs leagues~~, ~~kickball league~~, and ~~jazzercise fitness classes~~.

Aquatics programs are offered to a variety of age groups from ~~babies 6 months old~~ to master swimmers. Aquatic programs offered at the Island Recreation Center are: group swim lessons, water babies, private swim lessons, lifeguard training, masters swimming, Hilton Head ~~a~~Aquatics swim team, open/lap swimming, water fitness classes and recreational swim club.

The Island Recreation Association also offers a variety of special events held during the year at various facilities throughout the Island. Some special events include: ~~golf tournaments, a water festival, tennis tournaments~~, Wingfest, ~~o~~Oyster ~~r~~Roasts, Seafood Festival and the Summer Jams concert series.

The Senior Center ~~(SHARE)~~ is a program division of the Island Recreation Association and offers a variety of educational, recreation and social activities to adults over 50 years of age.

These activities are offered at ~~various locations including the senior center (SHARE), the Hilton Head Island Senior Center and~~ the Island Recreation Center, ~~St. Andrew Methodist Church and the Player's Club~~. The examples listed in the Adult Programs category are just a sample of the activities offered through the ~~s~~Senior ~~e~~Center. There also are regularly scheduled daily activities at the ~~s~~Senior ~~e~~Center ~~facility~~ such as bowling, group bicycle rides, ~~table tennis~~, and bridge games. Numerous seminars and discussion groups are scheduled throughout the year which includes a wellness series, guest author series, gardening series, and financial seminars. Day and extended trips are organized through the ~~s~~Senior ~~e~~Center and they include trips to places of interests in the region such as Charleston, Beaufort, Kiawah Island, and Savannah ~~and Macon~~, Georgia.

Beaufort County PALS offers youth and adult athletic programs for residents of on the Island. Throughout the year PALS coordinates adult soccer leagues and various youth sports leagues: baseball and softball, soccer, football, cheerleading, flag football, tennis, lacrosse, aquatics, and basketball.

The Boys & Girls Club of the Lowcountry is an organization that exists solely for the benefit of children. It is funded by a variety of sources, but mostly depends on the community including churches, civic organizations, businesses, local foundations, and individuals. They provide such programs as Character and Leadership Development; Education and Career Development; Health and Life Skills; the Arts; and Sports, Fitness and Recreation.

Many of the private gated communities throughout the Town offer a variety of recreational programs for their residents and guests of residents. Examples of these programs include summer day camps, dancing lessons, fitness classes, social or special interest clubs, and holiday themed parties for adults and children. There are also an assortment of private sports organizations, such as ~~Gator Football, Dixie Youth~~ Hilton Head Baseball Association, Public Tennis Inc. and others, that provide programming for a variety of sports activities such as baseball, soccer, swimming, boating, ~~football~~, tennis, golf, and martial arts.

Implications for the Comprehensive Plan

- There are various programs available on the Island that cross different population and socio-economic groups. As our population changes, community programs and services should be evaluated to ensure that the needs of our community are being met. The variations in programs provide social interaction and provide connectivity among members of the community.
- It is recommended the Town continue to participate with local recreation organizations to develop recreation programs that will meet the needs of the residents and visitors of the Island, including: baseball, football, tennis, soccer, running, sailing, and martial arts.

10.9 Goals and Implementation Strategies

Key issues of recreation were identified based on public input that was received throughout this process and data that was collected by Town staff. Recreation needs are not isolated; therefore, the implementation strategies should be approached regionally and collectively, integrating a palette of solutions.

Goals

Goal 10.1—Recreation Needs

- ~~A. Continue to expand the public recreation system by providing adequate facilities to meet the needs of a broad spectrum of the Island population (including visitors) while maintaining sensitivity to the specific needs of the Island.~~
- ~~A. Participate with local recreation organizations in the development of programs and facilities to meet the needs of the resident and visitor populations of the Island.~~
- ~~B. Continue working with Beaufort County and the Town of Bluffton to ensure a regional park system on the mainland is developed that will serve the recreational needs of the residents and visitors of Southern Beaufort County.~~

Goal 10.2—Protection of Unique Features

- ~~A. Acquire conservation and park lands as a means to preserve natural and cultural resources for educational, interpretive, and passive recreation uses.~~
- ~~A. Expand national recognition of Town's recreational facilities, programs, and opportunities such as beaches, pathways and cycling.~~

Goal 10.3—Neighborhood Parks

- ~~A. Provide neighborhood parks where needed and desired.~~

Goal 10.4—Pathways

- ~~A. Continue improving and expanding the existing network of multi-use pathways throughout the Island enabling residents and visitors to access recreational areas, shopping centers, schools and businesses by non-motorized forms of transportation.~~

Goal 10.5—Maintenance

- ~~A. Continue working with Beaufort County to provide the high standards of maintenance Island residents and visitors expect from this community.~~
- ~~A. Budget for and provide cost effective park maintenance and operations in order to maintain the expected level of service for all Town-owned parks.~~

Goal 10.6—Funding Sources

- ~~A. Continue to seek and utilize a variety of funding sources in order to attain required parks at build-out.~~

Goals

Goal 10.1 Park Definitions

- A. Utilize definitions and categories when evaluating the current inventory and future potential needs for parks.
- B. Provide a combination of passive and active parks.

Goal 10.2 Park Sites

- A. Continue to enhance the public recreation system by providing adequate facilities to meet the needs of a broad spectrum of the Island population (including visitors) while maintaining sensitivity to the specific needs of the Island.

Goal 10.3 Park Development Guidelines

- A. Continue working with Beaufort County and the Town of Bluffton to ensure a regional park system on the mainland is developed that will serve the recreational needs of the residents and visitors of Southern Beaufort County.
- B. Acquire conservation and park lands as a means to preserve natural and cultural resources for educational, interpretive, and passive recreation uses.
- C. Provide neighborhood parks where needed and desired.
- D. Continue to seek and utilize a variety of funding sources in order to attain required parks at build-out.

Goal 10.4 Inventory of Existing Recreational Facilities

- A. Continue national promotion and recognition of Town's recreational facilities, programs, and opportunities such as beaches, pathways and cycling.

Goal 10.5 Facilities Guidelines

- A. Continue improving and expanding the existing network of multi-use pathways throughout the Island enabling residents and visitors to access recreational areas, shopping centers, schools and businesses by non-motorized forms of transportation.

Goal 10.6 Park Maintenance Tasks and Levels of Service

- A. Continue working with Beaufort County to provide the high standards of maintenance Island residents and visitors expect from this community.
- B. Budget for and provide cost effective park maintenance and operations in order to maintain the expected level of service for all Town-owned parks.

Goal 10.7 Recreation Programs

- A. Participate with local recreation organizations in the development of programs and facilities to meet the needs of the resident and visitor populations of the Island.

Implementation Strategies

10.1 Recreation Needs

- ~~A. Be proactive in consideration of leisure services based on current park and recreation needs assessment.~~
- Continue participation with local recreation organizations in the development of programs and facilities to meet the needs of the diverse populations of the Island.
- Work with appropriate agencies to ensure the recreational needs of the Island's various age groups, specifically youth and elderly residents are met through adequate facilities and programs.
- Include within the park system a combination of all park types and strive to achieve the park guidelines as stated in this element by providing the number of future parks needed based on population projections.
- Encourage public participation in the ongoing development, implementation, and evaluation of recreational facilities and programs.
- Improve and expand existing parks to accommodate additional facility needs.
- Planning for parks should begin as appropriate Town-owned properties are identified for such a use, including locating specific facilities within future parks.

10.2 Protection of Unique Features

- ~~A. Coordinate with various agencies including Beaufort County Rural & Critical Lands Board and property owners to identify and purchase undeveloped property for parks and recreation lands as needed.~~
- Acquire properties located in areas of need for both passive and active uses, and for access points to waterways.
- Support accessible regional parks which complement the local park system.

- ~~Seek recognition as a place that offers unique recreation facilities, programs and opportunities.~~

~~10.3 Neighborhood Parks~~

- ~~A. Work directly with residents of neighborhoods to determine a need or desire for a neighborhood park.~~

~~10.4 Pathways~~

- ~~A. Continually make improvements to the existing pathway system and provide new pathway links.~~
- ~~Build pathways when improving or building roads and in conjunction with utility projects.~~
 - ~~Educate residents and visitors on the use of bicycles and the rules and responsibilities of bicycling.~~
 - ~~Educate residents and visitors on the use pathways.~~
 - ~~Link new parks with the multi-use pathway system.~~

~~10.5 Maintenance~~

- ~~A. Determine if the Town's Facilities Management Division should increase park maintenance responsibilities.~~
- ~~Examine the need to create a Parks and Recreation Department to supplement or replace those services provided by Beaufort County.~~
 - ~~Work with the County to ensure high quality recreational facilities through proper maintenance.~~

~~10.6 Funding Sources~~

- ~~A. Apply for Federal and State grants for park construction.~~
- ~~Continue to seek private donations and co-operative agreements.~~
 - ~~Continue to evaluate Park Impact Fee Program to determine its adequacy.~~
 - ~~Increase park maintenance funding proportionately to increases in park construction~~
 - ~~Seek additional funding sources.~~

Implementation Strategies

10.1 Park Definitions

- A. Ensure adequate number of parks provided in each category.
B. Ensure adequate facilities provided within each park category.

10.2 Park Sites

- A. Improve and expand existing parks to accommodate additional facility needs.

10.3 Park Development Guidelines

- A. Be proactive in consideration of leisure services based on the current parks and recreation needs assessment.
- B. Include within the park system a combination of all park types and strive to achieve the park guidelines as stated in this element by providing the number of future parks needed based on population projections.
- C. Encourage public participation in the ongoing development, implementation, and evaluation of recreational facilities and programs.
- D. Coordinate with various agencies including Beaufort County Rural & Critical Lands Board and property owners to identify and purchase undeveloped property for parks and recreation lands as needed.
- E. Acquire properties located in areas of need for both passive and active uses, and for access points to waterways.
- F. Support accessible regional parks which complement the local park system.
- G. Apply for Federal and State grants for park construction.
- H. Continue to seek private donations and co-operative agreements.
- I. Continue to evaluate Park Impact Fee Program to determine its adequacy.

J. Seek additional funding sources.

10.4 Inventory of Existing Recreational Facilities

A. Promote and seek recognition for the Town as a place that offers unique recreation facilities, programs and opportunities.

10.5 Facilities Guidelines

A. Future park needs or park expansion should be considered when the Town evaluates properties for acquisition.

B. Work directly with residents of neighborhoods to determine a need or desire for a neighborhood park.

C. Continually make improvements to the existing pathway system and provide new pathway links.

D. Link new parks with the multi-use pathway system.

10.6 Park Maintenance Tasks and Levels of Service

A. Determine if the Town's Facilities Management Division should increase park maintenance responsibilities.

B. Examine the need to create a Parks and Recreation Department to supplement or replace those services provided by Beaufort County.

C. Work with the County to ensure high quality recreational facilities through proper maintenance.

D. Increase park maintenance funding proportionately to increases in park construction.

10.7 Recreation Programs

A. Continue participation with local recreation organizations in the development of programs and facilities to meet the needs of the diverse populations of the Island.

B. Work with appropriate agencies to ensure the recreational needs of the Island's various age groups, specifically youth and elderly residents are met through adequate facilities and programs.

C. Educate residents and visitors on the use of bicycles and the rules and responsibilities of bicycling.

D. Educate residents and visitors on the use of pathways.

6 Community Facilities

To provide facilities for the residents and visitors of Hilton Head Island which are maintained at the highest levels of service and efficiency consistent with facilities of a world class community.

Introduction

One of the most important elements within the planning process as mandated by the State Enabling Legislation is the provision of community facilities. The legislation defines community facilities as major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems ~~and~~ facilities. The provision of these services is directly related to current needs and future demands; therefore this element will address existing needs for services and how those services will be provided to meet future needs.

The nature of community facilities is somewhat different in the Town of Hilton Head Island than in an average municipality. Whereas a town government typically organizes during the early phases of a community's development and adds services and facilities as the community grows, the Town of Hilton Head Island was not organized and incorporated until nearly thirty years after the Island began to develop. At the time of its incorporation, the Town was designated a "limited services government" in recognition that only certain functions such as planning, permitting and engineering would be under the jurisdiction of the Town government. Other traditionally public functions like solid waste collection, water, and sewer services had been provided to many Island communities for years by private and public entities. The incorporated Town government of Hilton Head Island was created to fill gaps in community services and facilities but not to duplicate functions already under the jurisdiction of capable agencies.

Currently both Hilton Head Island and its Town government may be considered to be in transition. Although not a traditional town government, the Town of Hilton Head Island government has grown dramatically since its inception and holds influence over community services and facilities which it has not always held. The Town government can be a leading voice in all major issues concerning the services and facilities available to the general population of Hilton Head Island.

Due to complexity, information on the transportation and recreation networks in the Town is found in the Transportation Element (~~Chapter 9~~) and the Recreation Element (~~Chapter 10~~) of this Plan. More information on Cultural Resources can be found in Chapter 23 of this Plan.

6.1 Build-out and Future Service Needs

As the population of the Island continues to grow, some Island service providers will be faced with increasing demands for services. Regional growth will also impact some of the Town's facilities and services. Currently In 2010, the number of permanent residents on the Island is was 37,099 ~~in 2010~~, based on the 2010 Census. It has been estimated that the Island will be home to 53,000 people by 2020 (*Southern Beaufort County Regional Plan*, 2006). In addition to the number of permanent residents living on the Island, the Island's visitors produce additional demand on services. According to the Chamber of Commerce's Comprehensive Visitors Summary, the number of *monthly* visitors in 2010 ranged from over 130,000 in December to over 278,000 in July. Having this type of variation in the number of people on the Island creates unique challenges for service providers. Rather than a constant rate of service consumption throughout the year, needs spike dramatically during summer months. Growth and visitation trends are important considerations for the services needed on the Island.

Regional growth also has the potential to impact Island facilities and services, such as the provision of beach access. As the mainland continues to grow, more intense use of the Island's beach parks will most likely occur. More information on population projections can be found in the Population Element (~~Chapter 4~~) of this Comprehensive Plan. More information on beach access and beach management,

including beach nourishment, can be found in the [Town of Hilton Head Island Beach Management Plan](#), which was adopted as an appendix to this Plan.

Implications for the Comprehensive Plan

- The Town government should continue to provide creative, innovative and visionary solutions in dealing with the challenges of growth and development, as well as continue to provide a high level of service to the public keeping in mind fiscal responsibility, return on investment and the community's willingness to pay.

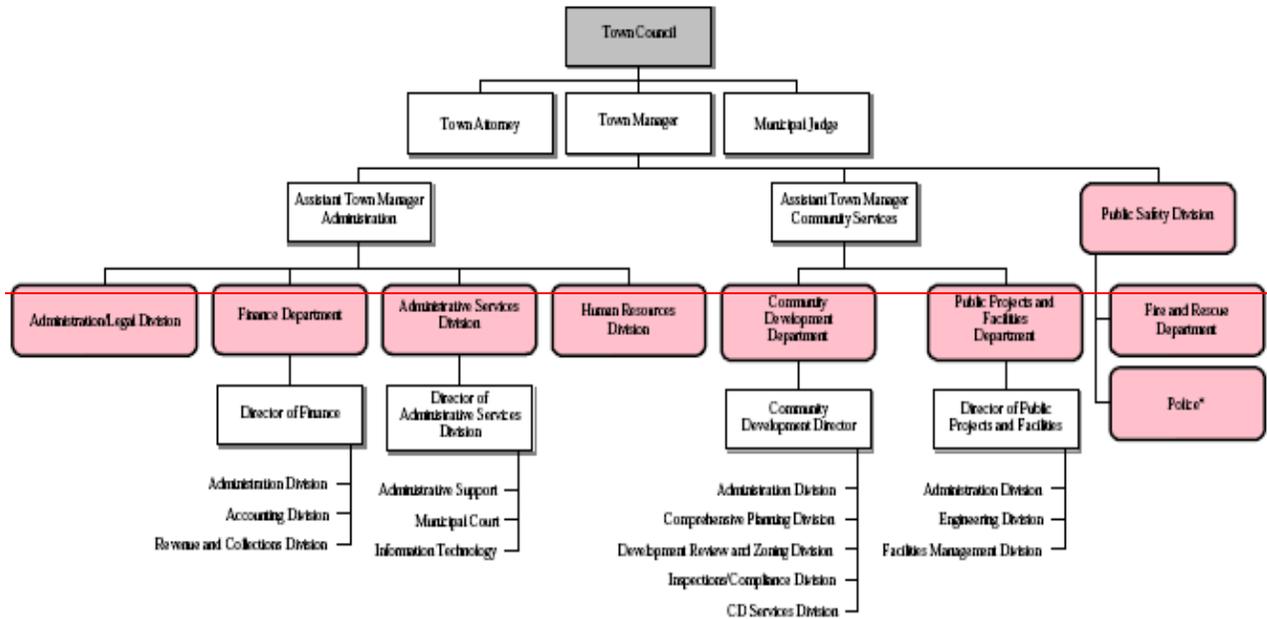
6.2 Town Government

In 1983, the Town of Hilton Head Island was established by voter approval of a five-member Town Council. Following reapportionment of the Island into five wards, the Town Council was increased to seven members consisting of six Council members and the Mayor. Currently, the Town is divided into six wards. A Council-Manager form of government has been in place since the incorporation of the Town and continues to effectively serve the purposes of Town government. Under the oversight of the Town Manager, the staff is organized to manage the various functions under the Town's jurisdiction.

The Town staff organizational chart is illustrated in Figure 6.1. ~~Please note that the Police Division under Public Safety is indicated differently because these services are contracted with Beaufort County Sherriff's Office.~~

Figure 6.1: Town Organizational Chart





Source: Town of Hilton Head Island

The services provided by the Town are managed by a professional staff under the leadership of the Town Manager. In 2014, the total number of staff positions among all Town departments is approximately 96403, with an additional 1458 employees in the Fire and Rescue Department. This staff size represents a considerable increase from the 52 staff positions in 1991 and is indicative of the general expansion of the Town's services and responsibilities.

The services provided by the Town have continued to increase. In 1993 the Town began its Fire and Rescue Department and beginning in the early 1990's the Town began its land acquisition program, which has increased the number of Town-owned properties, facilities and maintenance responsibilities for the Town. In addition, the growth of the Town's Capital Improvement Program to include projects such as beach management, drainage improvements, roadway improvements and park development is symbolic of the expansion in the Town's role in the provision of services on the Island. As the Town continues to evaluate the scope of its government, the funding for new and increased services must also be considered. The State has a limit on the amount of annual tax increases that local governments can make, which makes planning for future service needs even more important.

Generally, State Law allows a governing body to increase its millage for general operating purposes over the rate charged in the preceding tax year only to the extent of the average increase in the Consumer Price Index for the preceding calendar year, plus the percentage increase in population within the taxing jurisdiction. For example, in fiscal year 2010, the Town's allowable population percentage increase is 0.07% and the consumer price index percentage increase is 3.84%, for a combined allowable millage rate increase maximum of 3.9%. Should the provision of services require an increase greater than this amount in one fiscal year, additional funding sources must be allocated to the new service; therefore it is important for the Town to continue to evaluate the scope of its government and plan accordingly for any increases in funding associated with services on the Island.

As the services of the Town have increased, so have facility needs. The Town has conducted a series of space needs studies, which analyzed staffing levels, staff functions and facility needs. As a result of the recommendations from various studies, the Town has made renovations to Town Hall and continues to evaluate viable options to meet existing and future space needs. In addition to these properties, the Town also owns other types of properties that are discussed in more detail in Section 6.45, Town Acquired Property, of this Element and Town parks are discussed in the Recreation Element ~~(Chapter 10)~~.

Table 6.1 is a list of Town-owned facilities and Figure 6.2 shows select Community Facilities on the Island.

Table 6.1: Town-owned Facilities

Town-owned Facility	Town-owned Facility	Town-owned Facility
Town Hall Town Hall Library Municipal Court One Town Center Court	Fire and Rescue Training Center Hilteeh Drive <u>75 Dillon Road</u>	Station 4 400 Squire Pope Road
Facilities Management <u>12 Gateway Circle</u>	Station 1 70 Cordillo Parkway (Shipyard Plantation)	Station 5 20 Whooping Crane Way (Hilton Head Plantation)
Emergency Communications and Emergency Operations Center 21 Oak Park Drive	Station 2 - 65 Lighthouse Road (Sea Pines Plantation)	Station 6 16 Queens Folly Road <u>12 Dalmatian Lane</u> (Palmetto Dunes <u>Resort</u>)
Fire and Rescue Headquarters 40 Summit Drive	Station 3 534 William Hilton Parkway	Station 7 1001 Marshland Road
<u>Beaufort County Sheriff’s Office</u> <u>SHARE Center</u> <u>70 Shelter Cove Lane</u>		

Source: Town of Hilton Head Island

Implications for the Comprehensive Plan

- Adequate facilities should be provided in order to facilitate the administration of all Town government functions.
- After Town projects are constructed, provide maintenance that preserves or improves upon the original quality of the project.
- As the Town matures, the scope of Town government should continue to be evaluated.
- The state limits expanding services through an increase in taxes.
- Developing other sources of revenue is critical to providing any new or expanded services.

6.3 Transportation Network

Roadways

Although, currently, air based transportation as well as water based transportation opportunities are available on and to the Island, the most extensively used transportation network is the ground based roadway system. According to the Town’s Geographic Information System, the total length of roadway miles on the Island is approximately ~~3988.5~~. The Town owns and maintains approximately ~~8.5~~ 11.8 miles of that total or ~~23~~%. The County owns ~~224~~ miles of roadway and the State owns approximately 73 miles of roadway. The largest roadway system is found within the PUDs and they are privately owned and maintained by their residents. Private roads total ~~2918.2~~ miles. Currently the Town’s policy is to transfer all Town-owned roads to the County for ownership and maintenance. While this policy is in place, the County’s ability to accept new roads is limited due to funding. On selected roads the Town retains some road maintenance responsibilities, which include landscape, litter control and beautification projects. In addition to these responsibilities, the Facilities Management Division also responds to routine maintenance requests on both County and State roads if needed. Figure 6.3 shows all Town-owned roads. More details about the transportation network, including facilities and services, are discussed in the Transportation Element ~~(Chapter 9)~~.

Pathways

The Town of Hilton Head Island provides over nearly 60 miles of public pathways on which pedestrians and cyclists may enjoy the diverse destinations and activities provided by the Island. There are also additional projects planned for the future. Public pathways are maintained by the Facilities Management

| Division of the Town. In addition to these pathways, there is an estimated ~~560~~ miles of pathways and shared roadways within the private developments. Together both the public and private pathway networks comprise a comprehensive system of multi-use pathways on the Island.

Construction of the Town's first pathway project was completed in 1989. It was the first phase in a pathway route planned to extend from Sea Pines Circle to Palmetto Dunes along William Hilton Parkway. The Town also resurfaced Burkes Beach Road and provided a bike lane along the edge of the roadway leading to the beach. Originally, the intention for the pathway system was to build a continuous pathway along William Hilton Parkway to Hilton Head Island's school campus, which quickly expanded to include interconnecting pathways along secondary roads and to parks. Today, the Town's primary goals for the multi-use pathway network are to guide the development and maintenance of a pathway transportation system that provides access and mobility throughout the Town. More information on the Town's multi-purpose pathway network can be found in the Transportation Element ~~(Chapter 9)~~. Figure 6.4 shows the Island's existing and proposed pathways.

Figure 6.2: Community Facilities

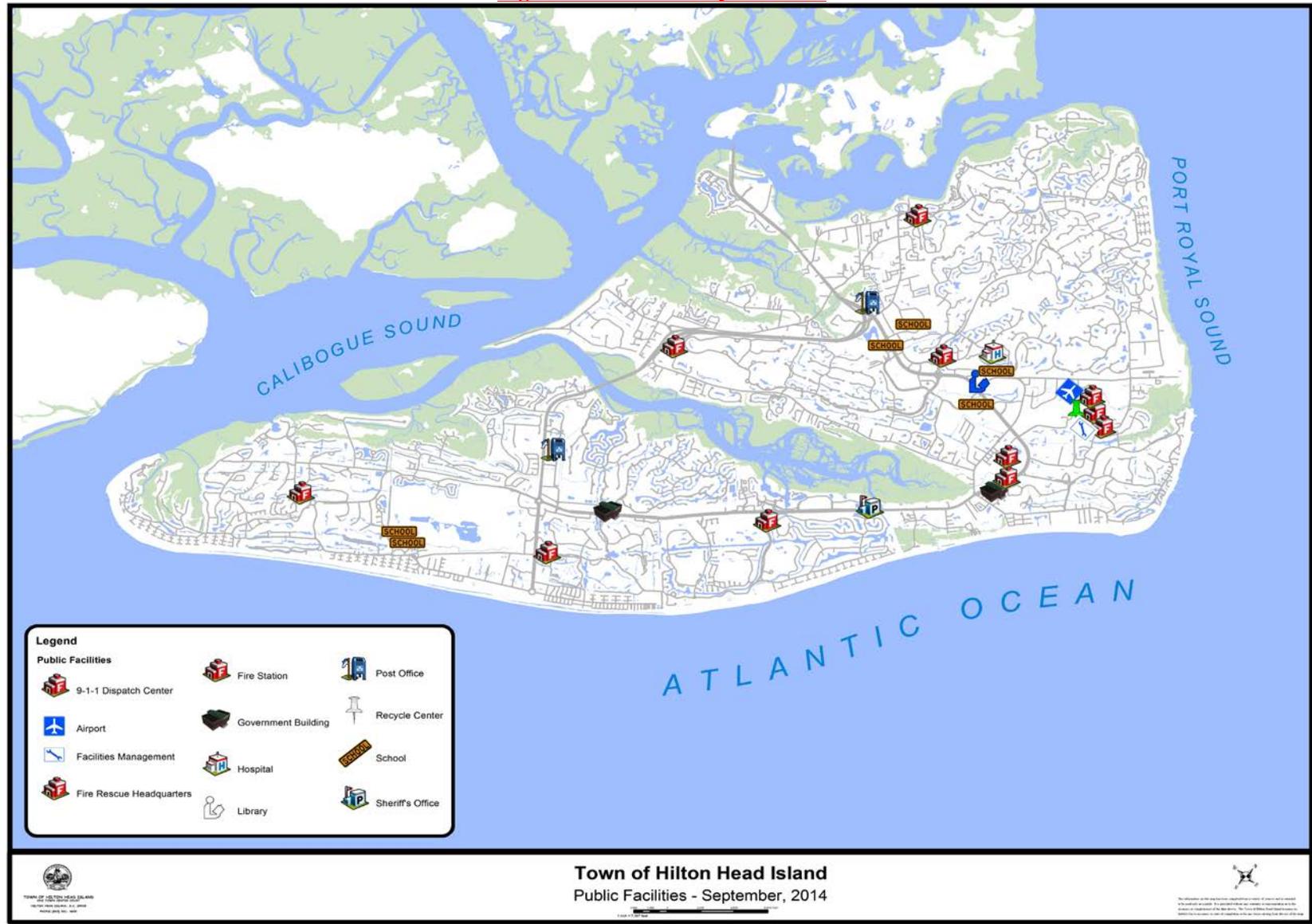


Figure 6.2: Community Facilities

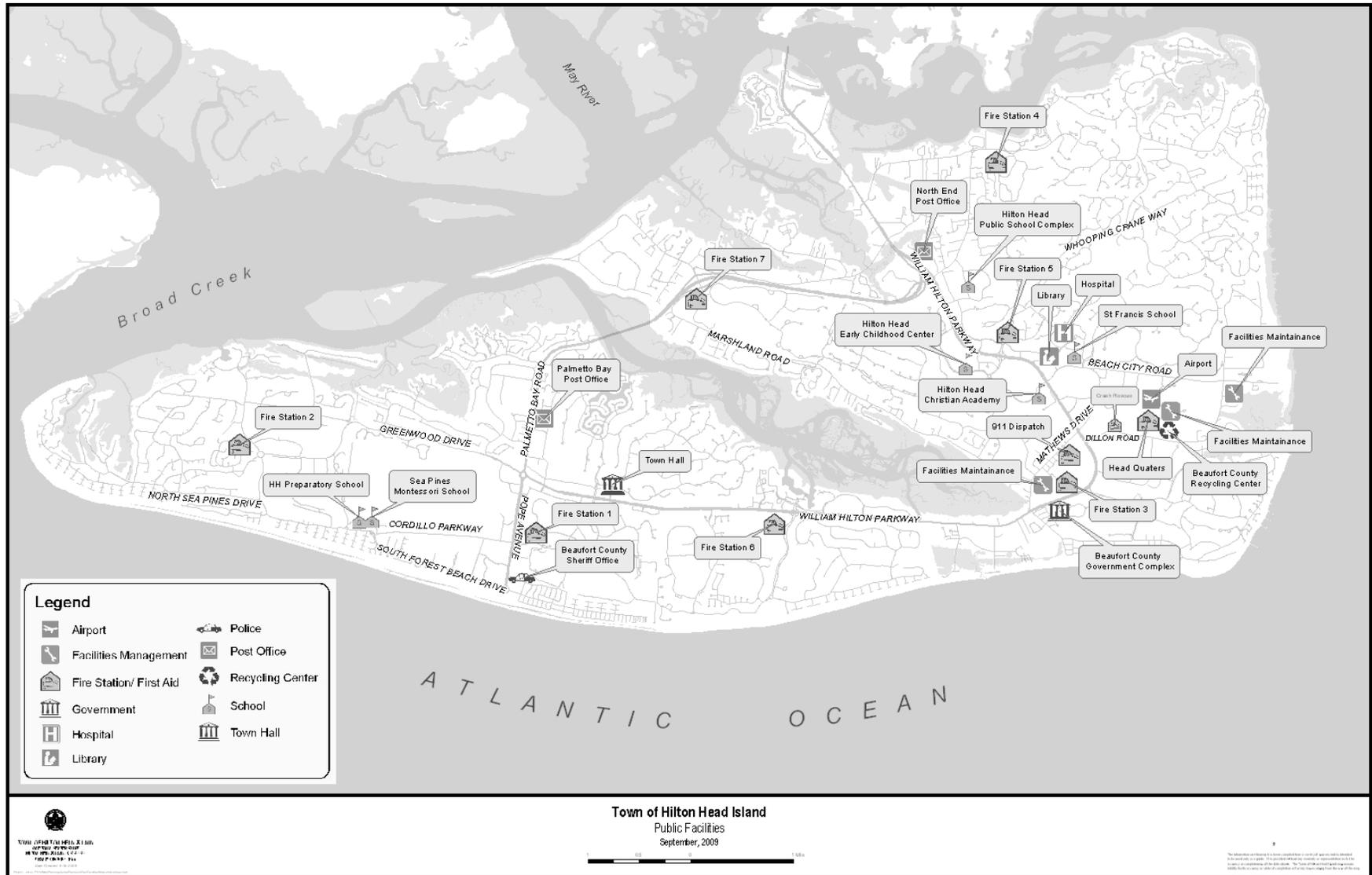


Figure 6.3: Town-owned Roads

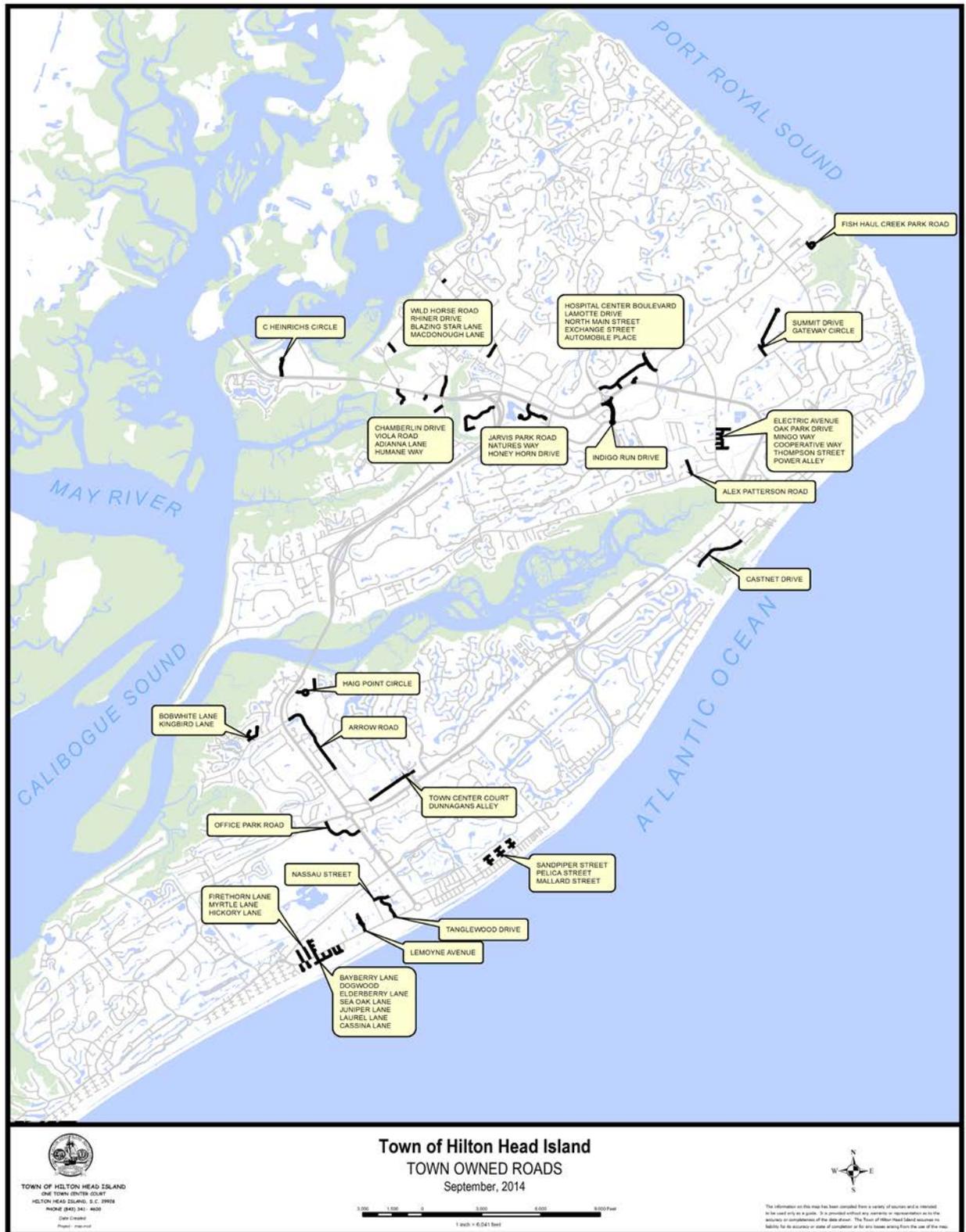


Figure 6.3: Town-owned Roads

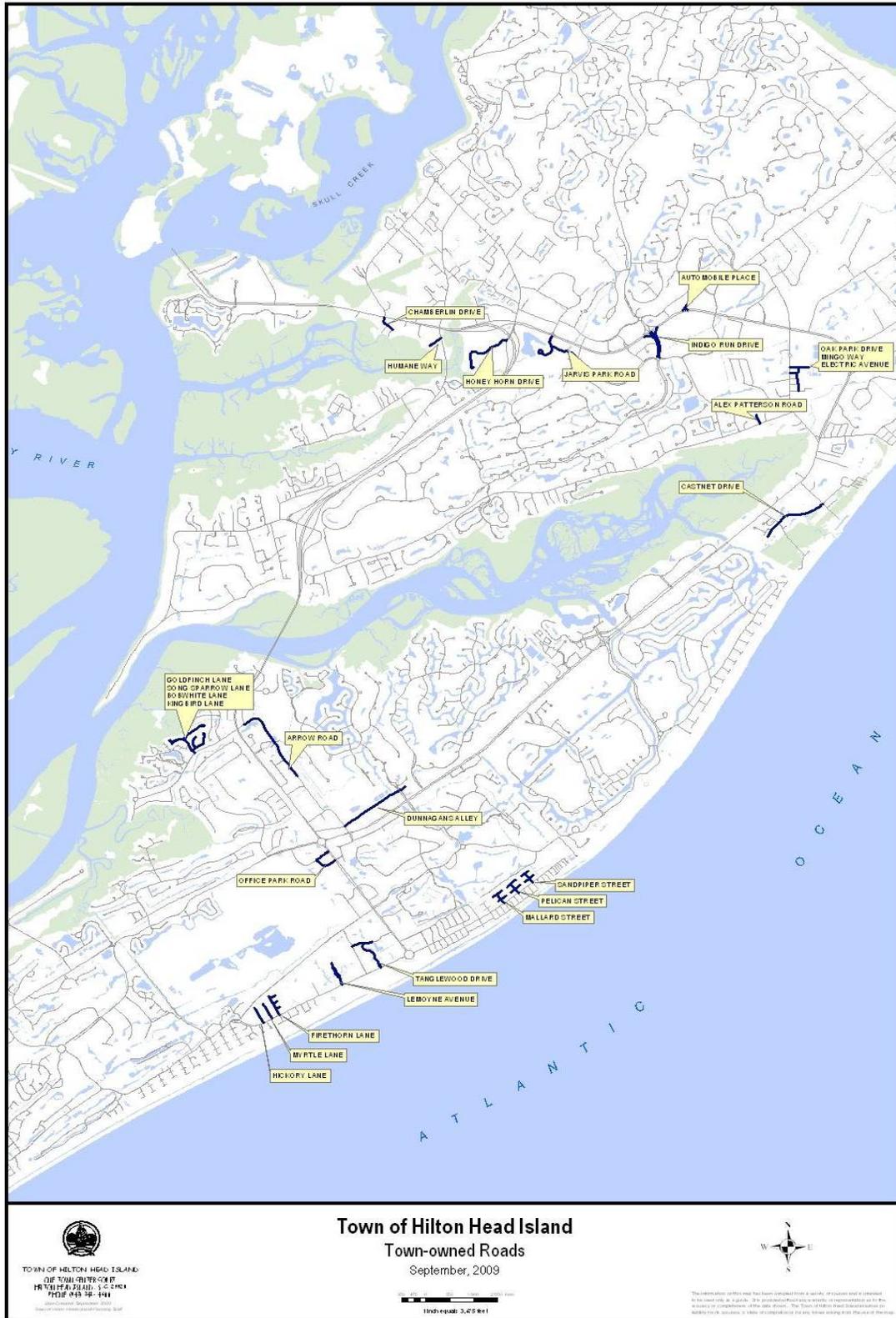
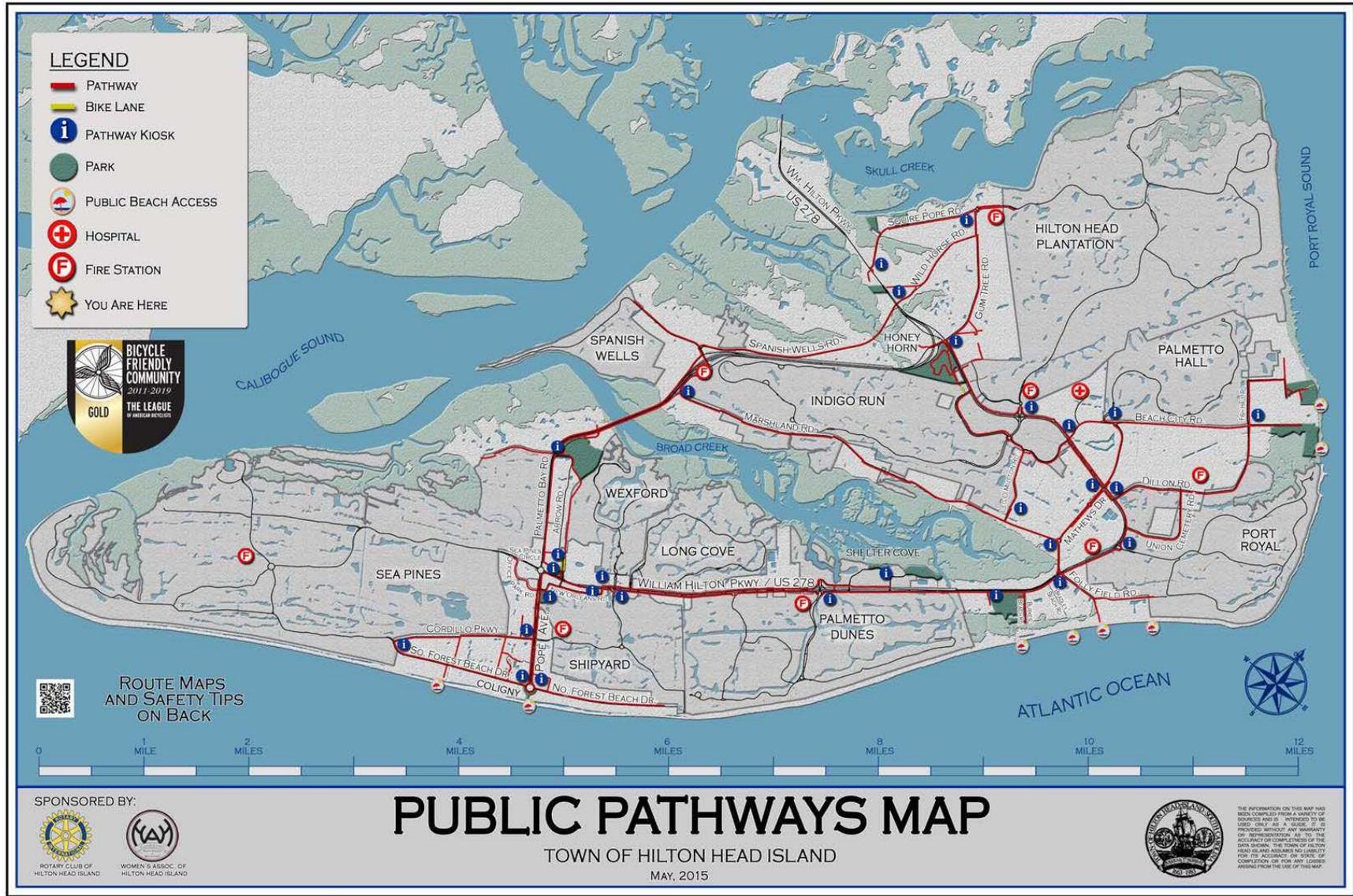


Figure 6.4: Pathways



Implications for the Comprehensive Plan Zoning

- The Town needs a comprehensive transportation network composed of roads, pathways, water and air transportation opportunities that are adequately maintained ~~that~~ and meet current standards.
- The Town should coordinate with the State and County to provide for a safe, efficient and well maintained regional transportation network.
- The bridge and causeway are critical public facilities that provide a lifeline for residents and visitors as well as the only ground transportation link for emergency evacuations. Protection of these critical facilities should be a priority.
- While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.
- The Island's pathway network could be enhanced by providing a link to mainland pathway facilities.

6.4 Town Acquired Property

The Town has an aggressive land acquisition program funded through five Land Acquisition Referendums and other sources, such as the Real Estate Transfer Fees, Hospitality Taxes, Property Taxes and Stormwater Fees. Land Acquisition Referendum results are shown in Table 6.2.

Table 6.2: General Obligation Bonds Resulting from Land Acquisition Referendums

YEAR	AMOUNT
1998	\$10 Million
1999	\$6 Million
2001	\$20 Million
2004	\$15 Million
2007	\$17 Million
2013	\$4 Million

Source: Town of Hilton Head Island Staff

Depending on the funding source, additional purchase requirements can apply. For example, purchases made with the Real Estate Transfer Fee must comply with the Real Estate Transfer Fee Ordinance. This ordinance specifies that purchases must be for one of the following reasons:

- To acquire 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 recreational uses and scenic easements and/or
- 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 the property in accordance with the comprehensive plan and dispose of it.

Currently, on the Island, the Town has purchased over ~~1,433~~ parcels, totaling over ~~1,320~~ acres at a cost of over ~~\$171.151.6~~ Million. In order to determine what purchases to make, Town Council uses the *Town of Hilton Head Island Land Acquisition Manual*, which was adopted in 2005 and contains policies and procedures, including purchase criteria, for the Land Acquisition Program.

Proof of the program's success is evident in its results. As of the middle of ~~2014~~, the Land Acquisition Program has resulted in the elimination of over ~~4.5737~~ Million potential square feet of commercial development, the elimination of 1,365 potential motel rooms and the elimination of ~~4,437~~ residential or timeshare units. This has resulted in improved traffic conditions on the Island, helping to reduce the need for additional infrastructure, such as road widening. Other accomplishments include the

addition of recreational facilities, beach access locations, the protection of open space, and contributions toward redevelopment initiatives. Figure 6.5, shows all Town-owned properties and their current use. Once purchased by the Town, properties are maintained by the Facilities Management Division. A limited number of properties are maintained by the County.

Implications for the Comprehensive Plan

- Funding of the Town's land acquisition program should be continued to further protect natural resources as well as to further implement goals of the program.
- As the Town matures and the need for redevelopment increases, the evaluation of policies related to land acquisition can help to better address the changing needs of the community.
- As the number of Town-owned properties continues to increase careful consideration of future utility is important to long range planning efforts.
- Development and land use changes adjacent to Town properties should be monitored.

Figure 6.5: Town-owned Property

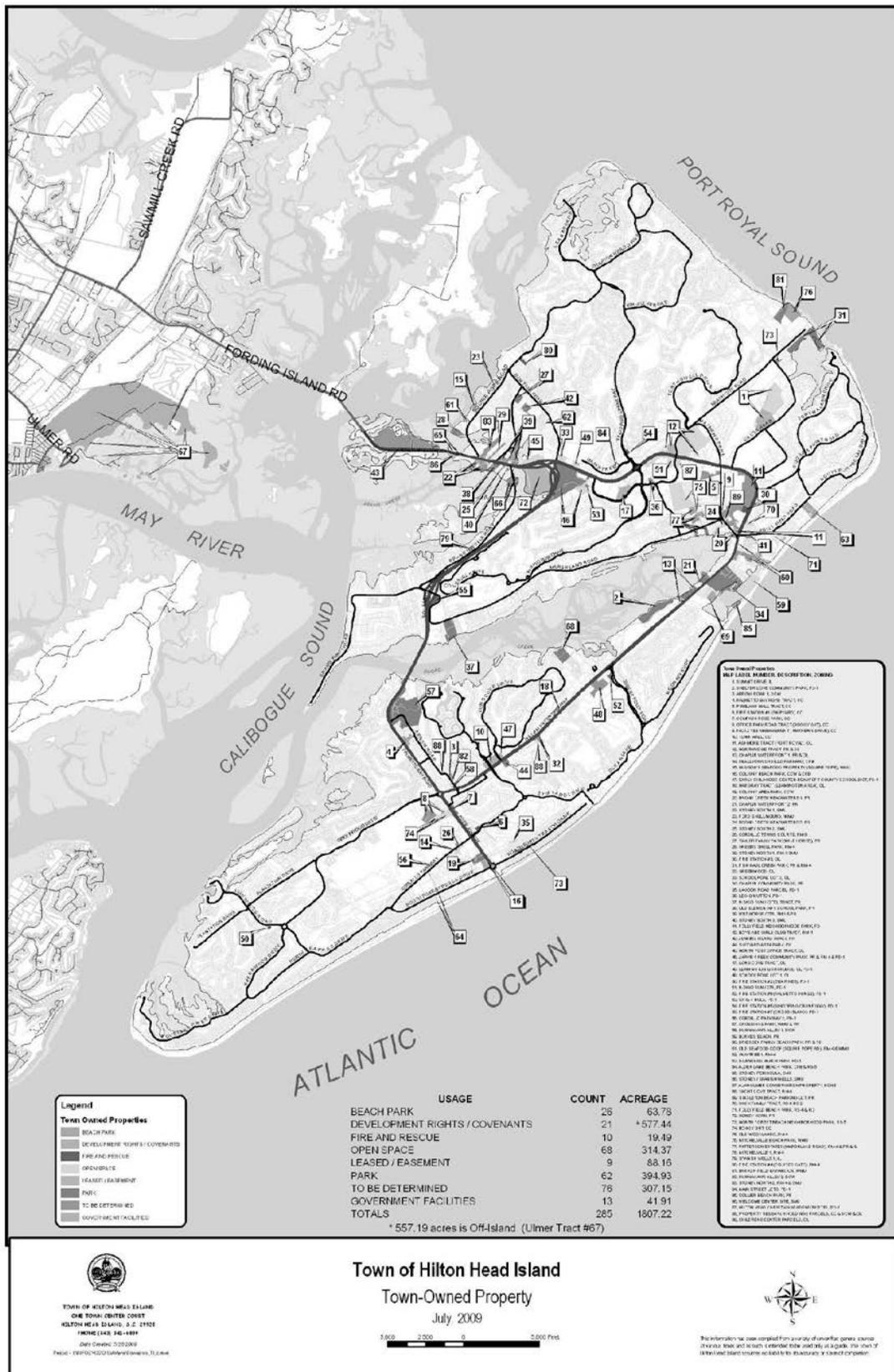
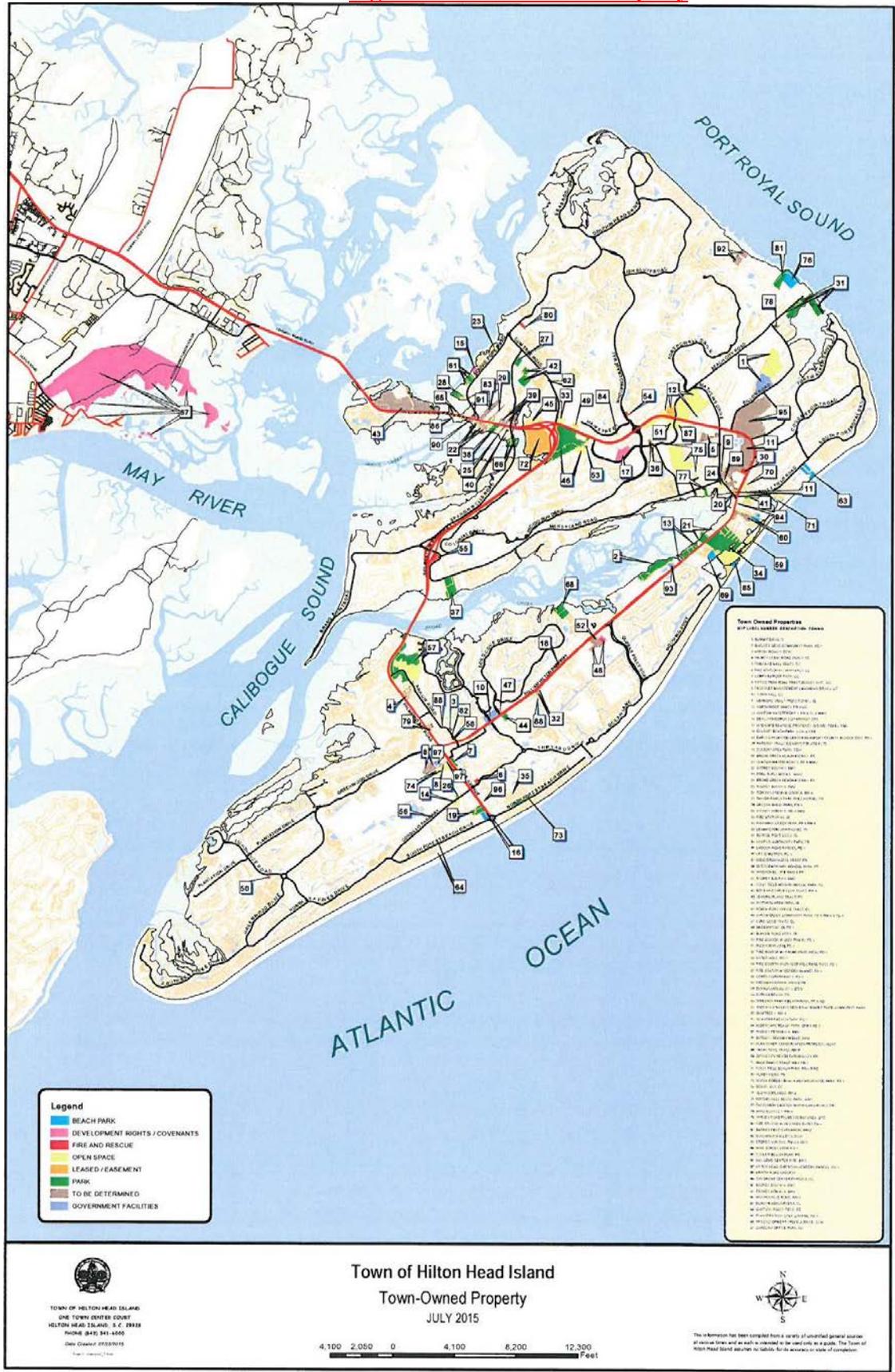


Figure 6.5: Town-owned Property



6.5 Utilities

Water and Wastewater Treatment Systems

Drinking water supply, wastewater treatment, and reclaimed (or recycled) water services on Hilton Head Island are provided by three Public Service Districts (PSDs): Hilton Head Public Service District (HHPSD), Broad Creek Public Service District (BCPSD) and South Island Public Service District (SIPSD). In some cases individually owned wells are still being used; however a Town Ordinance prohibits further permitting of new wells on the Island. The Districts' service areas are shown in Figure 6.6.

The current number of PSDs reflects the consolidation of the Island's utility companies from 10 in 1994. All three PSDs on Hilton Head Island are separate governmental entities created through legislation passed by the South Carolina General Assembly. Each PSD is governed by its own Commission. The HHPSD Commission is elected by registered voters within its service area. The Commissioners of the BCPSD and SIPSD are appointed by the Governor of South Carolina. BCPSD holds a vote of its customers to recommend Commissioner Appointments to the Governor.

The water distribution systems of all three PSDs on the Island meet the requirements for fire protection as regulated by the State of South Carolina Department of Health and Environmental Control. Water and sewer services are also adequate to accommodate future service needs.

Hilton Head Public Service District (HHPSD)

HHPSD serves ~~the north end of the Island and extends a far south as the bridge crossing Hwy 278 at Palmetto Dunes and includes Jenkins Island (Windmill Harbour), a district extending from the northern end of the Island southward to Broad Creek and ending south of US 278 at Singleton Beach Road; the~~ This service area includes Hilton Head Plantation, Indigo Run, Palmetto Hall and ~~Port Royal Spanish Wells Plantations and all surrounding areas. Water sources for HHPSD are from a combination of sources including Upper Floridian Aquifer drinking water wells, a four million gallons per day (MGD) reverse osmosis treatment facility and wholesale water contract for water purchased from the Beaufort Water & Sewer Authority via a pipeline from the mainland. Water sources for HHPSD which are supplied by seven wells in the Upper Floridian Aquifer, a Reverse Osmosis Drinking Water Treatment Facility that utilizes three wells in the Middle Floridian Aquifer, and a pipeline under the Intracoastal Waterway that brings Savannah River surface water, which is purchased wholesale by HHPSD and BCPSD from Beaufort Jasper Water and Sewer Authority (BJWSA).~~ HHPSD treats approximately 3 million gallons a day (MGD) of wastewater ~~at the District's in its state-of-the-art 6.4MGD advanced tertiary treatment plant. Reclaimed Water Plant at This plant located at 21 Oak Marsh Drive, off Mathews Drive. has the capacity in place to provide service to HHPSD's service area for This plant meets the needs anticipated by~~ future growth and redevelopment ~~of the District.~~

Broad Creek Public Service District (BCPSD)

BCPSD serves a small area in the south-central portion of Hilton Head Island bounded by Broad Creek on the north and the Atlantic Ocean on the south including the Palmetto Dunes Resort, Shelter Cove, Leamington and Yacht Cove areas. BCPSD customers are served by three wells to the Upper Floridian Aquifer, which currently pump an average of 1.9575 MGD, with additional water supply from the Savannah River through the cooperative agreement with HHPSD and BJWSA with the potential for up to 2 MGD.

BCPSD operates one wastewater treatment facility located along Marina Side Drive. The facility currently treats 1.2 MGD and is permitted for 2 MGD. Approximately 1 MGD of reclaimed water is used to water the three golf courses in Palmetto Dunes. During peak usage, there are eight back-up wells within Palmetto Dunes. BCPSD is working with customers to reduce irrigation intensity and frequency, which has been successful in reducing water use. BCPSD service district is primarily built out and all customers in the district are connected to sewer. Future planning for BCPSD is related to water source

diversification, water conservation and emergency planning. If needed, BCPSD's sewer system can be connected to HHPSD's system at a lift station located in the Chaplin area. This is one example of the cooperative planning being accomplished by Island PSDs.

South Island Public Service District (SIPSD)

SIPSD serves the south end of the Island from Broad Creek to the Atlantic Ocean and includes Wexford, Long Cove Club, Shipyard and Sea Pines. The water infrastructure includes seventeen wells tapped into the Upper Floridian Aquifer and a reverse osmosis water treatment plant. The reverse osmosis water treatment plant uses Cretaceous Aquifer water for its feed water. The PSD averages approximately 6.0 MGD of potable water demand, which includes 4.465 MGD from the Upper Floridian Aquifer with the reverse osmosis water treatment plant providing the balance. SIPSD is currently conducting a study of the Upper Floridian Aquifer to evaluate the sustainable yield from this source and working in conjunction with other Island PSDs to address long range water planning issues.

SIPSD operates three wastewater treatment plants. The largest, located off of Lawton Road near the Sea Pines Forest Preserve, has an average flow rate of 3.4 MGD and is capable of treating 5.0 MGD. There are two smaller plants located in Wexford and Long Cove Club that average flows of 0.095 MGD and 0.081 MGD respectively. This service area is primarily built out and major increases in usage are not anticipated. There are a few areas in this service district that, although sewer is available, have not chosen to connect. They are Calibogue Cay, Greenwood Court and a small area along Plantation Drive. Table 6.3 shows a summary of water and wastewater use and disposal.

Table 6.3: 201408 Water and Wastewater Use and Disposal *

	HHPSD	BCPSD	SIPSD
Water Supply			
Average Daily Demand	6.5 <u>5.7</u> MGD	1.95 MGD	5.938 MGD
Peak Daily Demand	10.7 <u>9.2</u> MGD	3.29 MGD	9.676 MGD
Potential Demand	12 MGD	4.86 MGD	16.249 MGD for the well system
# of customers	17,354 <u>17,600</u>	5,000	24,093
Wastewater			
Average Daily Flow	2.4 MGD	1.05 MGD	3.282 MGD
Peak Daily Flow	2.9 <u>3.4</u> MGD	1.87 MGD	4.630 MGD
Max Capacity	6.4 MGD	2.08 MGD	5.000 MGD
# of customers	14,880	5,000	24,008
How Water is Discharged			
MGY to Golf Courses	508.03 <u>543.16</u> MGY	365 MGY	435.73 MGY
MGY to Wetlands	323.8 <u>337.57</u> MGY	0 MGY	441.09 MGY
Total MGY	831.9 <u>880.73</u> MGY	365 MGY	876.82 MGY
Wetlands Nourishment			
Number of Acres	199 acres	0	104 acres
* It is important to note that variations do occur due to rainfall events. MGY = Million Gallons per Year			

Source: Hilton Head Island Public Service Districts

Salt Water Intrusion

Due to saltwater intrusion into the Upper Floridian Aquifer the South Carolina Department of Health and Environmental Control (SCDHEC) limited the amount of water that can be drawn from the Upper Floridian Aquifer within a four-county zone in South Carolina, which includes Beaufort County and thereby all of Hilton Head Island. Multiple federal, state and local studies have shown that the saltwater

intrusion has been caused by the over pumping of the Upper Floridian Aquifer in the Savannah, Ga., region. This over pumping is pulling saltwater from the Port Royal Sound into the freshwater underground aquifer. South Carolina and Georgia are currently working together to address this problem.

The Island's three PSDs have been combating the effects of the intrusion since the late 1990's. HHPSD and BCPSD each entered into agreements with BJSWAWSA to supply water from the Savannah River. In 1999, a pipeline was constructed that supplies treated Savannah River surface water to the Island. HHPSD as well as SIPSD have built Reverse Osmosis drinking water treatment plants to provide for additional water source diversification.

All three Island PSDs continue to conduct future water supply planning in order to ensure a long-term and high-quality source of drinking water for the island in the face of continued saltwater intrusion.

Disposal of Wastewater

The manner in which wastewater is recycled or disposed of is an important consideration for the Island, especially for water conservation efforts. Currently all three PSDs have golf course watering programs. Reclaimed Water provides highly-treated reclaimed water to ~~over 14~~ almost all golf courses on the Island, with the exception of smaller courses. Broad Creek BCPSD recycles all of its wastewater for golf course purposes. The remainder of reclaimed water at HHPSD and SIPSD is used for the recharge of wetlands. Hilton Head Plantation, Palmetto Hall, Boggy Gut and White Ibis wetlands all receive reclaimed water. The Boggy Gut project was started in 1983 by SIPSD as a 3 year pilot study and is one of the oldest natural wetland restoration projects in the southeastern United States. It has also been used as a model for other wetland disposal projects.

Sewer and Water Connection Needs

There are a number of areas within the Island that do not currently have access to the public sewer system or have sewer available and choose not to connect. These areas are shown on Figure 6.6, Island Areas not Connected to Sewer. Home and business owners in these areas without sewer available are dependent upon individual, on-site sewage disposal systems (septic tanks). ~~This can be costly for property owners to provide sewage disposal, partly due to the high groundwater table and poor soil conditions in many of these areas. It can~~ Septic systems can be problematic due to the high groundwater table on the Island and also lead to environmental and health concerns as many older systems are subject to failure, especially when improperly maintained.

In 2004 HHPSD embarked upon an effort to provide sewer access and connection throughout its entire service area, aided in part by a Sewer Master Plan that was jointly funded by the Town. ~~The Town then adopted a number of sewer policies to help increase sewer availability on the Island. The Town has since invested approximately 3 million dollars to pay for sewer projects in the Stoney, Gum Tree/Squire Pope Rd., Chaplin, Marshland Rd. and Baygall areas. As a result of this effort, approximately 8% of Hilton Head PSD customers remained unconnected to the sewer system in 2009, as opposed to 20% unconnected at the start of the sewer access effort in 2004.~~

~~The 8% of customers who remained unconnected as of 2009 include approximately 1,000 customers that lack access, and approximately 120 customers that have sewer available but choose to remain unconnected. In 2009, HHPSD began planning a series of projects to provide sewer access for the remaining 8% of its customers currently lacking access to the sewer system. The effort involves identification of funding sources, infrastructure needs, and easement acquisition to complete the sewer access effort.~~

~~It is estimated that 200 to 400 of the approximately 1,000 customers lacking sewer access may be low to moderate income property owners.~~ A financial assistance program is in place to assist these owners. Project SAFE (Sewer Access for Everyone) is a fund of the Community Foundation of the Lowcountry. ~~Hilton Head HHPSD~~ customers fund Project SAFE via the utility bill round-up program, Bucks for a Better Island. Bucks for a Better Island has historically raised annually raises nearly \$40,000 annually to

help fund Project SAFE. ~~In 2009 alone, Project SAFE granted more than \$100,000 to~~ Since 2004, SAFE has provided approximately \$400 million dollars for connecting qualified property owners to cover all or a portion of their sewer connection costs. The fund uses the Beaufort County Median Family Income, as established by the U.S. Department of Housing and Urban Development, to determine levels of grant awards. In order to further reduce costs the Town has assisted HHPSD by allowing the location of sewer infrastructure on Town property, such as the regional lift station located in the Chaplin area. By locating these facilities on Town-owned property, land costs were reduced resulting in lower fees for connection to sewer.

Stormwater

As stated previously, the modern era of development began almost thirty years prior to the incorporation of the Town. During this time, significant stormwater infrastructure was installed that manipulated the natural watersheds and their boundaries. The Town inherited the majority of its stormwater infrastructure from these past developers. In some cases, similar work today would be difficult to permit due to the potential environmental impacts; however, some decisions of early developers have produced more favorable results. One of the most important decisions was to not install any direct stormwater outfalls onto the Island's beach. Another success has been the interconnected system of lagoons in some developments. These have proven successful in relationship to both water quality and water quantity.

~~In 1995, an Island-wide Drainage Study was completed to inventory and analyze the Island's stormwater system in order to determine what improvements were needed to prevent or minimize upland flooding due to the lack of capacity to move water in the more lowland areas. This plan identified 16 public projects with a total cost of approximately \$20 Million, along with other private improvements of approximately \$3 Million.~~

After historic flooding in 1994, the Town completed an Island-wide Drainage Study in 1995 which inventoried and analyzed the Island's primary stormwater systems in order to determine the major improvements needed to improve storm water conveyance and mitigate flooding. This plan identified 16 major public projects to cost approximately \$20 million, along with other private improvements recommended at approximately \$3 million. The public projects have been addressed at a cost of approximately \$27 million. In 1996, drainage was added to the Town's Capital Improvements Program, which included a prioritized project listing with proposed funding sources. The design and construction of Jarvis Lake, Jarvis Creek Pump Station, and Jarvis Creek Park is one nationally recognized effort to save federal wetlands while still achieving stormwater control. With these major flooding projects completed, the Town's role in stormwater construction has transitioned from large capital projects to maintenance and regulatory compliance efforts.

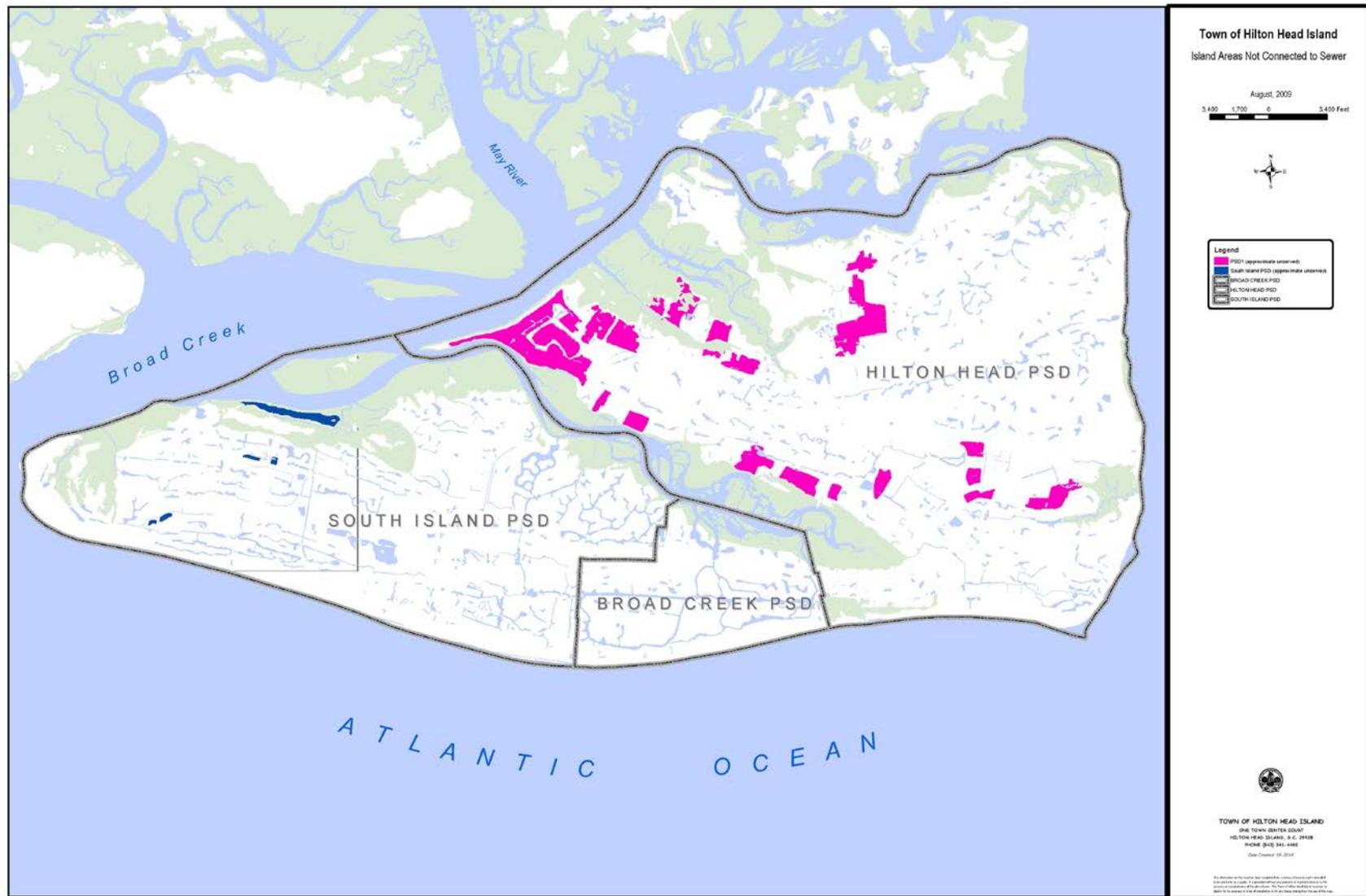
~~To date, all but 2 of the 16 projects have been completed at a cost of approximately \$27 Million. With these projects completed, the Town's role in stormwater has begun to transition from project implementation to maintenance and regulatory compliance efforts. In 2001, the Town began assessing a storm water utility fee as the primary funding source for storm water related activities. This user fee has been increased three times since then and is currently is set at \$108.70 for an equivalent residential unit. The Town's Stormwater Utility fees are collected by the County through both property taxes at a rate based on the amount of impervious area on the property. The Town has an agreement with the County defining each parties roles and responsibilities in operating the utility.~~ The Town has secured agreements to maintain and improve the stormwater infrastructure in Shipyard, Hilton Head Plantation, Port Royal, Indigo Run, Sea Pines, Palmetto Hall, Long Cove Club, Leamington, Palmetto Dunes, and Wexford PUDs. The recent LMO update included storm water regulations that comport with the state's regulations. The Town has recently been named an NPDES MS4 Phase 2 community, which entails many requirements of the Town aimed at protecting and enhancing water quality. This additional responsibility comes with an associated cost and as a result, has necessitated an increase of our Stormwater Utility Fees. Stormwater Utility Fees are collected by the County through both residential and commercial property taxes at a rate

~~based on the amount of impervious area on the property. Once collected, the County redistributes the fees to participating municipalities. Hilton Head Island recently raised its fee from \$50.76 to \$83.23 primarily due to the expansion of the Town's responsibilities associated with the agreements described above.~~

Figure 6.6: Island Areas not Connected to Sewer



Figure 6.6: Island Areas not Connected to Sewer



Electricity

The Island's electricity services are provided by Palmetto Electric Cooperative (PEC), which was formed in 1940 and serves Hampton, Colleton, Jasper and Beaufort Counties. In 1949, PEC began buying electricity generated by Santee Cooper. In 2002, PEC secured its partnership with Touchstone Energy, which is a network of more than 600 cooperatives in 44 states. This has helped to diversify the sources of power for Island residents. Customers are also owners in the company. The customers of PEC elect other members as its governing body, which has helped to guide community involvement in decision making and strategic planning. PEC aggressively promotes energy conservation through providing information and programs to its customers.

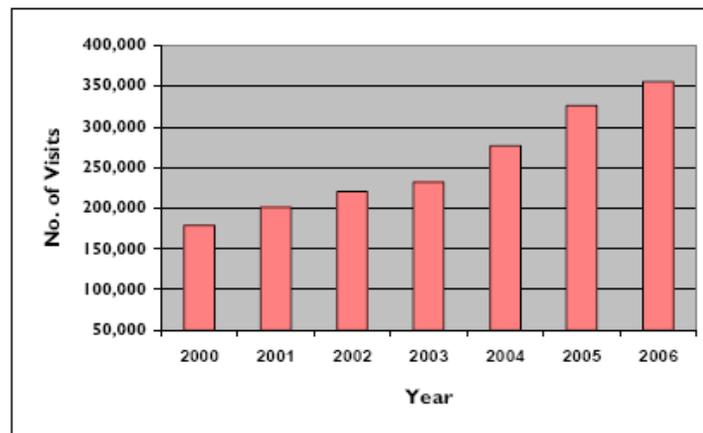
In response to community concerns with the visual quality of the built environment and storm event mitigation, the Town and PEC jointly developed a program to bury 108.63 miles of overhead power lines on the Island. Approximately ~~35~~63% of the work is now complete. This program is funded by rate payers through the Hilton Head Island Franchise Fee which was adopted by the Town on November of 2004. The benefits are far more reaching than the obvious beautification to the community. The underground power system allows the Island to better withstand lightning, tropical storms and low level hurricanes. Figure 6.7 shows power line burial projects that have been completed, are ongoing or are planned for the future. It is anticipated that the projects will be complete by 2019; however this date can be extended if necessary to accomplish program goals.

Solid Waste Collection and Disposal

Solid waste collection and disposal services within the Town are available from private waste haulers as well as Beaufort County. Residential customers have the option of contracting with private waste haulers for curbside pick-up or dropping off solid waste at the County Convenience and Recycling Center located on the Island. Residents' charges for solid waste disposal services are included in their property taxes on homes and cars. Commercial customers must contract with private haulers.

In 2000 the Town partnered with Beaufort County to develop a consolidated waste and recycling center on the Island at the Town-owned property located off Dillon Road. This center replaced two smaller locations on the Island. The Convenience Center accepts recyclables, bagged household garbage, yard waste and non-compactable items. According to the County, the number of vehicles visiting the convenience center on the Island has increased from about 175,000 in 2000 to over 350,000 vehicles 2006; a 50% increase in traffic. Figure 6.8 shows the number of trips to the Hilton Head Island's convenience center.

Figure 6.8: Hilton Head Island Convenience Center Traffic Volumes



Source: Beaufort County Comprehensive Plan: Community Facilities Element, 2007

Figure 6.7: Power Line Burial Projects

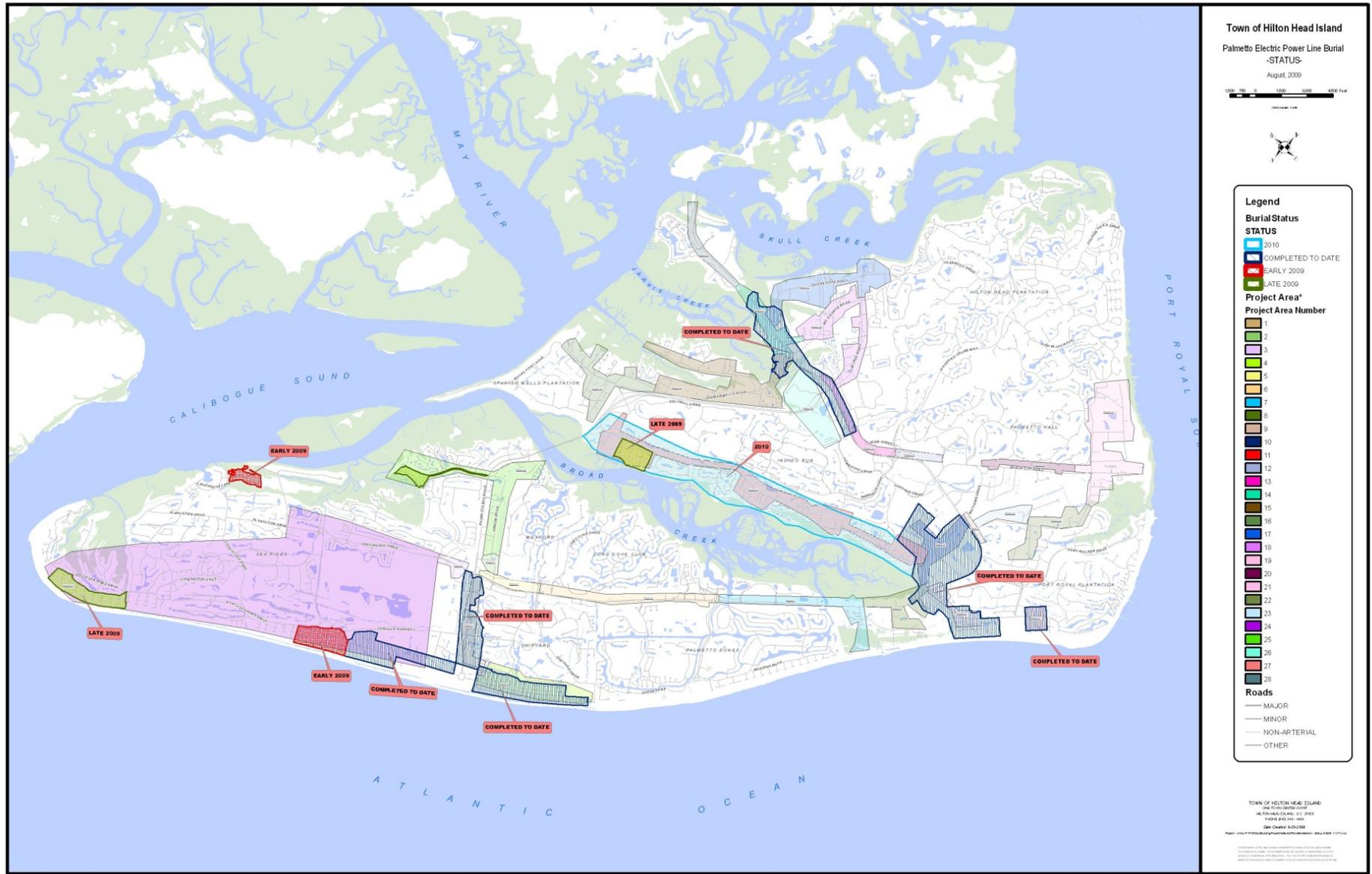
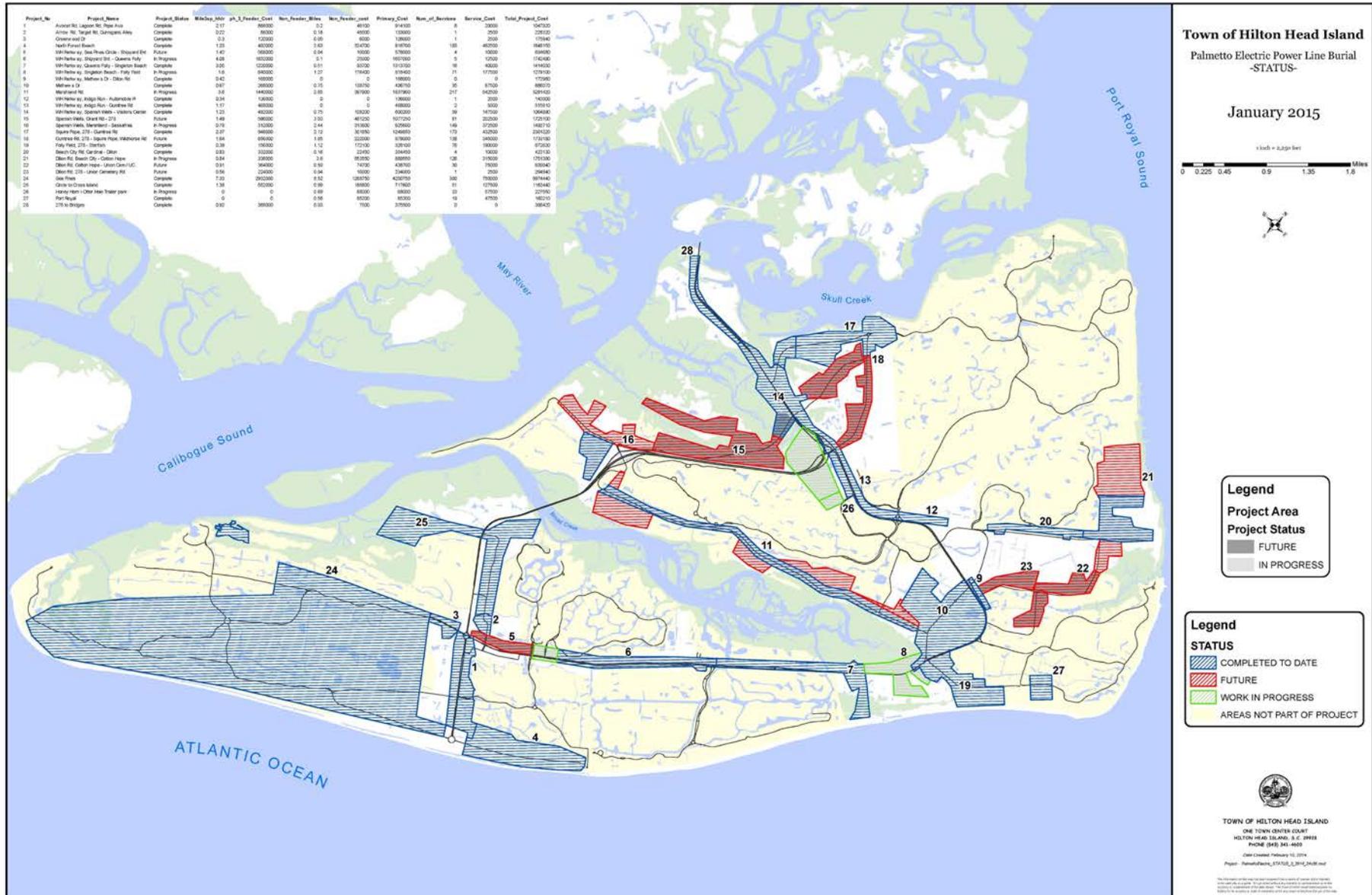


Figure 6.7: Power Line Burial Projects



Once solid waste and recyclables are dropped off, full containers are hauled to Hickory Hill Landfill, located in Jasper County. Recyclables are sorted and municipal solid waste is placed in the landfill. Hickory Hill Landfill is owned by Waste Management, a private company, and has an estimated lifetime of 20 years. (*Beaufort County Comprehensive Plan: Community Facilities Element, 2007*). The County has a contract with the Hickory Hills Materials Recovery Facility, also owned by Waste Management Inc., to process and market recyclables collected at the County's twelve convenience centers.

An evaluation of the County's solid waste needs was conducted by Beaufort County in 2005, which resulted in a recommendation for the County to build a solid waste transfer station. A transfer station is a facility where solid waste can be sorted, consolidated and distributed to other landfills in addition to Hickory Hill Landfill. This would result in the County having alternative facilities for solid waste disposal and would potentially help reduce customer costs. This evaluation also resulted in the identification of six landfill facilities within a 175 mile radius as potential Beaufort County disposal sites.

Recycling is one way to reduce the amount of solid waste generated by the Island's residents and visitors. The Town has established a beach and park recycling pilot program at Islander's and Coligny Beach Parks, as well as Chaplin Park to serve the highest concentration of Island residents. ~~A solar powered trash receptacle with a recycling kiosk will also be installed in Coligny Beach Park.~~ Although recycling has become a high priority for the Town, the unique nature of the Island's development patterns, with gated communities that have aesthetic restrictive covenants, has resulted in unique problems associated with recycling collection at individual addresses. The Island's Property Owners Associations are a key to this and to any recycling initiative in the PUD areas. The nature of the Island as a destination for vacation tourism poses additional challenges to effective recycling. Recycling alternatives that improve recycling awareness and accessibility for Island residents and visitors continue to be evaluated.

Hazardous waste disposal is also accommodated on the Island. The Household Hazardous Waste Round Up has been held annually and sometimes twice a year by the Town. Each event has recovered about 55,000-lbs of waste that would have been sent to area landfills or improperly disposed of in sewer and storm drains. 95% of all hazards collected are recycled or reclaimed leaving only a small quantity of hazards to be permanently stored. Almost 400,000 pounds of material has been collected since the beginning of the program.

Implications for the Comprehensive Plan

- Adequate water service should be provided for both domestic use and fire and safety purposes.
- Adequate sewer service should be provided Island-wide to improve public health, safety and welfare, reduce detrimental impacts on the Island's environment and accommodate growth and redevelopment.
- Saltwater intrusion increases the need to evaluate viable water source solutions to ensure that the Town will have an adequate water supply in the future.
- The Town should continue to work with Island PSDs to encourage water conservation.
- In order to maintain water quality, reduce negative impacts on natural systems and provide for improved stormwater conditions on the Island, the Town should continue improving stormwater infrastructure and promoting the use of best management practices.
- By encouraging recycling the Town can help reduce solid waste and pollution, as well as save natural resources and energy.
- The Town should continue to evaluate cost effective and efficient solid waste disposal and recycling options to ensure that there are adequate facilities available for these purposes.
- The Town should help educate Island residents and visitors about recycling options.
- Continued power line burial is needed to improve aesthetics and protect the Island from interruptions in electrical service, especially during significant weather events.
- Cooperative use of utility easements, primarily Santee Cooper's power line easement, should be considered.

- Utilization of Town Convenience Center has experienced significant increases, ultimately capacity and location should be evaluated to meet future needs.
- Town Hazardous Waste Round Ups should be continued.

6.6 Public Safety

Law Enforcement Services

Police services for the Town of Hilton Head Island are provided by the Beaufort County Sheriff's Office (BCSO). The Sheriff's Office operates a substation on Hilton Head Island and has an agreement with the Town of Hilton Head Island to provide policing services for the Town.

The substation for the Beaufort County Sheriff's Office is currently ~~rented space~~ located at ~~70 Shelter Cove Lane Lagoon Road near Coligny Plaza on the south end of the~~ mid Island. In 2000, the Town studied several options for the provision of police services to continue from Beaufort County or some form of Town controlled administration. The study was initiated due to a perception that Beaufort County Sheriff's Department may have failed to meet its contractual level of service. The study ultimately recommended that the Town and County renegotiate a contract to require additional direct reporting and detailed level of service expectations. Recently, the Town and Beaufort County are considering the development of a new Law Enforcement Center that would replace the existing office location on the Island and provide a holding facility. The current holding facility is located in the City of Beaufort. As opportunities arise, the Town continues to evaluate potential scenarios with the BCSO.

Currently 60 to 64 deputies operate out of the Hilton Head Island Substation to serve the Island. Additional deputies are employed on the Island during special events such as the Heritage PGA Golf Tournament. With consideration for 10 officers per shift, the coverage area per officer is approximately 4.5 square miles. It is difficult to accurately state the ratio of police officers to population on Island due to visitor population fluctuation. A typical shift assigns approximately one on-duty officer per 4,000 permanent residents.

Another aspect of the Island's policing that is unique is private security forces which operate in each of the PUD communities. Over 70% of the Island is policed by private security. There is a strong cooperation with BCSO and the private policing services for those communities. Pursuant to State Law, all criminal cases must be turned over to BCSO. Although these private security forces do reduce demand on the Sheriff's Office, additional deputies are often needed to respond to criminal cases within the PUDs.

Fire and Rescue and Emergency Management

Fire, Rescue, Emergency Medical and Emergency Management services for the Town of Hilton Head Island are provided by the Town's Fire & Rescue Department (HHIFR) which began in 1993 as a consolidation of the former Sea Pines Forest Beach Fire Department, the Hilton Head Island Fire District, and the Hilton Head Island Rescue Squad. In 1999, the Emergency Management Division was added. HHIFR now operates seven staffed fire stations, an Emergency Communications Center, an Emergency Operations Center, a Headquarters/ Maintenance facility and a new Training facility. In 201308, 6,518083 calls for service were received, with the majority of requests being related to emergency medical needs.

The Department maintains the *Town of Hilton Head Island Fire and Rescue Master Plan*, an appendix to the Comprehensive Plan, which establishes management and operational goals for a ten year period. The last plan was developed in 1999, received an interim update in 2004, and ~~is presently undergoing~~ a full revision in 2013. The Town also has a Comprehensive Emergency Management Program (CEMP) that takes an all hazard approach to emergencies and is composed of numerous documents. These include the CEMP Overview (adopted 2009), the Continuity of Operations Plan (adopted 2009) and the Emergency Operations Plan (adopted 1999, updated 2008, presently undergoing a full revision).

In addition, the local portion of the [Beaufort County Hazard Mitigation Plan](#) (adopted 2004) ~~and the Town of Hilton Head Island Recovery Plan (adopted 2003)~~ is presently undergoing full revisions and the Town of Hilton Head Island Recovery Plan (adopted 2003) was updated in 2009. These two documents, while part of the CEMP, are developed by other organizations with significant support and input being provided by HHIFR.

When developing these plans, consideration is given to the policies contained in the Town's Comprehensive Plan. Due to the technical nature of the plans listed above, they are included in this plan by reference and should be referred to for information on fire and rescue as well as emergency management service needs on the Island.

Implications for the Comprehensive Plan

- In order to ensure that the Town has adequate fire and rescue as well as emergency management services, *Town of Hilton Head Island Fire and Rescue Master Plan* and other emergency management plans should be implemented, keeping in mind fiscal responsibility.
- The cost effectiveness and level of service provisions for law enforcement services and facilities should be monitored.

6.7 Communications

Residential and commercial communication services are provided by multiple source providers on the Island. Examples of these services include phone, cellular phone, internet, wireless internet and television services. The economic and redevelopment opportunities that may result from technology infrastructure improvements are also important considerations for the Town. The Town should advance communication capacity to support improved operations and enhance economic development potential. Encouragement should be given to upgrading electronic telecommunication capability on the Island to facilitate development of the telecommuting market segment. Far too many wireless “cold” spots exist and ~~third~~fourth generation (34G) capability on Island is limited and spotty. This is discussed in more detail in the Economic Development Element ~~(Chapter 7)~~.

At no time are communications services more critical than during an emergency; to facilitate effective communication with Island residents and visitors during such a time, a Public Information Officer (PIO) is provided by the Town to implement the Town's *Emergency Operations Plan*. In the case of an emergency, the PIO will work with Town officials and Beaufort County to ensure accurate, consistent and non-contradictory information is provided to the citizens and visitors in a timely manner. Press releases will be regularly issued during emergencies, and the Town will supplement media coverage by providing crisis communications to residents and visitors on the Town's website (www.hiltonheadislandsc.gov), Twitter account (www.twitter.com/hhiemergency), and recorded telephone hotline (800.963.5023). Emergency information will be provided throughout the preparedness, response and recovery phases of an emergency.

Implications for the Comprehensive Plan

- As technology improves, it is important for the Town to implement improvements that will help to enhance the services provided to Island residents and visitors.
- The Town should continue to monitor available technologies for improvements to the Town's communications system for emergency management purposes as well as economic development incentives.
- The Town should continue to install and provide wireless internet hot spots in all Town parks and facilities.

6.8 Health Care Services

Primary Healthcare

Hilton Head Hospital (HHH) is a privately owned 93-bed acute care hospital located at 25 Hospital Center Boulevard. Opened in 1974, HHH serves Hilton Head Island, Bluffton, Okatie and surrounding counties through its team of over 600 employees, 100 physicians and 200 volunteers. The hospital provides a continuum of services through its centers and programs, including cardiovascular care, open heart surgery, breast health center, obstetrics/gynecology, gastroenterology, [spine and orthopedic centers](#), surgical services, ~~and~~ physical rehabilitation and wellness. The hospital's cancer care program is affiliated with the Medical University of South Carolina Hollings Cancer Center.

~~Hilton Head Regional Primary and Urgent Care Centers offer family practice and internal medicine physicians providing flexible office hours to meet the health care needs of family's at convenient locations throughout the Hilton Head Island and Bluffton areas.~~ Hilton Head Hospital is accredited by The Joint Commission, the nation's oldest and largest hospital accreditation agency.

Island residents and visitors have access to a large regional healthcare system with locations in Beaufort, Savannah and Charleston.

Public Health Facilities

The Lowcountry Health District of the South Carolina Department of Health and Environmental Control provides public health services through local health departments in Beaufort County as well as Jasper, Hampton and Colleton Counties. Health services offered through the Beaufort County Health Department include Child Health, Children's Rehabilitative Services, Maternal Health, WIC, STD Control, Tuberculosis Control, General Clinical Services, Health Promotion, Home Health Services, Long Term Care Services, Vital Records and Environmental Health including food protection, general sanitation and vector control (insects). The Bluffton Health Center is the nearest branch of the Lowcountry Health District to the Town of Hilton Head Island.

In addition to the Beaufort County Health Department, health services are available to Hilton Head Island residents from Beaufort-Jasper Comprehensive Health Services, Inc. (B-JCHS), and the Volunteers in Medicine Clinic.

Since 1970, B-JCHS has existed as a community development corporation to deliver comprehensive health services to residents of the socially and economically deprived areas of Beaufort and Jasper Counties. Services offered include general family practice, pediatrics, internal medicine, OB/GYN, dental care, ophthalmology, home health nursing, medical social work, nutritional counseling, pharmacy services, radiology, ~~ultra~~-sonography, WIC, supplemental food program, mental health linkage, migrant health services, and others. In addition to Medicaid, Medicare and insurance acceptance, B-JCHS accepts payment from patients on a sliding scale for medical and dental charges based on family size and income. Currently, B-JCHS serves residents of Hilton Head Island by means of a transportation service that is available to transport patients to the main B-JCHS Health Center in Chelsea.

The Volunteers in Medicine Clinic (VIM) is located at 15 Northridge Drive on Hilton Head Island. In 1994 the Town leased property to VIM, which was later dedicated to the Center. The Clinic's personnel consist of full-time paid employees and nearly 450 lay and professional volunteers. These doctors, dentists, nurses and other specialists provide routine medical services including vaccinations, physical examinations, general medicine, dermatology, postnatal and ~~well~~-baby care, cardiology, pediatric care, eye and ear services, dental care, pharmacy, chiropractic, gynecology and mental health services. Care is provided at no cost to those eligible for the Clinic's services. Eligibility is based on requirements that a patient live or work on Hilton Head [Island](#) or Daufuskie Island, that the patient's income is limited to 200 percent of the poverty level based on federal guidelines or less, and that the patient is either not insured, ~~under~~-insured, or on Medicaid. VIM estimates that there are 30,000 patient visits per year, with approximately 75% of clinic patients living on Hilton Head Island.

Cemeteries

There are a total of 16 cemeteries located on the Island, the majority these are also historical sites. Cemetery ownership and maintenance responsibilities vary depending on the individual circumstances. The cemeteries located within the PUDs are typically owned by the property owners association. In some cases maintenance is provided by the PUD; in other cases affiliated churches provide maintenance. The cemeteries located outside of PUDs are typically owned and maintained by churches or other non-profit agencies. More information on cemeteries can be found in the Cultural Resources Element (~~Chapter 3~~) of this Plan.

Implications for the Comprehensive Plan

- The Town has a higher percentage of older adults than an average community. (See Population Element). This results in a higher demand for medical care including emergency services.
- Consideration for evacuation needs in relationship to Island medical facilities should be considered.
- Maintaining a comprehensive and viable community for medical care is integral to attracting additional retirees and permanent residents to the Island.
- The Town's large service industry employment, which tends to have lower wages, can increase the number of residents without financial resources for health care services.
- Facilities are necessary to provide a final resting place for the deceased. The Town should cooperate with the County and other appropriate organizations to meet the continuing need for final resting places.

6.9 Educational Facilities

Daycare

The South Carolina Department of Social Services – Division of Child Day Care Licensing and Regulatory Services maintains a database of licensed child daycare providers in Beaufort County. In 20~~13~~¹⁹, there were ~~16~~⁷ licensed daycare centers on Hilton Head Island, which is a decline from 21 in 1999. Daycare on the Island is an important service, especially for the Island's workforce.

Primary and Secondary Education

Public school educational services for the children in Beaufort County are available from the Beaufort County Board of Education. The Board is comprised of 11 elected members serving 4 year terms. Three members currently serve the Hilton Head Island community.

Elementary aged children on Hilton Head Island attend the Hilton Head Island Early Childhood Center on Pembroke Drive for grades Pre-Kindergarten through Kindergarten, and then have the choice of the Hilton Head Island International Baccalaureate Program or the Hilton Head Island School for the Creative Arts for grades 1-5. Students residing on Daufuskie Island attend the Daufuskie Island School for grades PK-5. Students on both Hilton Head Island and Daufuskie Island attend Hilton Head Island Middle School for grades 6-8 and Hilton Head Island High School for grades 9-12. These schools comprise the Hilton Head Cluster. There are currently no plans ~~for the next 5 years~~ for expansions to existing schools or additional new schools for the Hilton Head Island Cluster.

Additional public school choice options are the Riverview Charter School, serving grades K-5, AMES Academy for gifted and talented students (by application) in grades 3-5, and the Beaufort-Jasper Academy for Career Excellence, which is a public technical high school serving students grades 9-12 from 6 different high schools in the 2 counties.

Enrollments – Historical and Projected

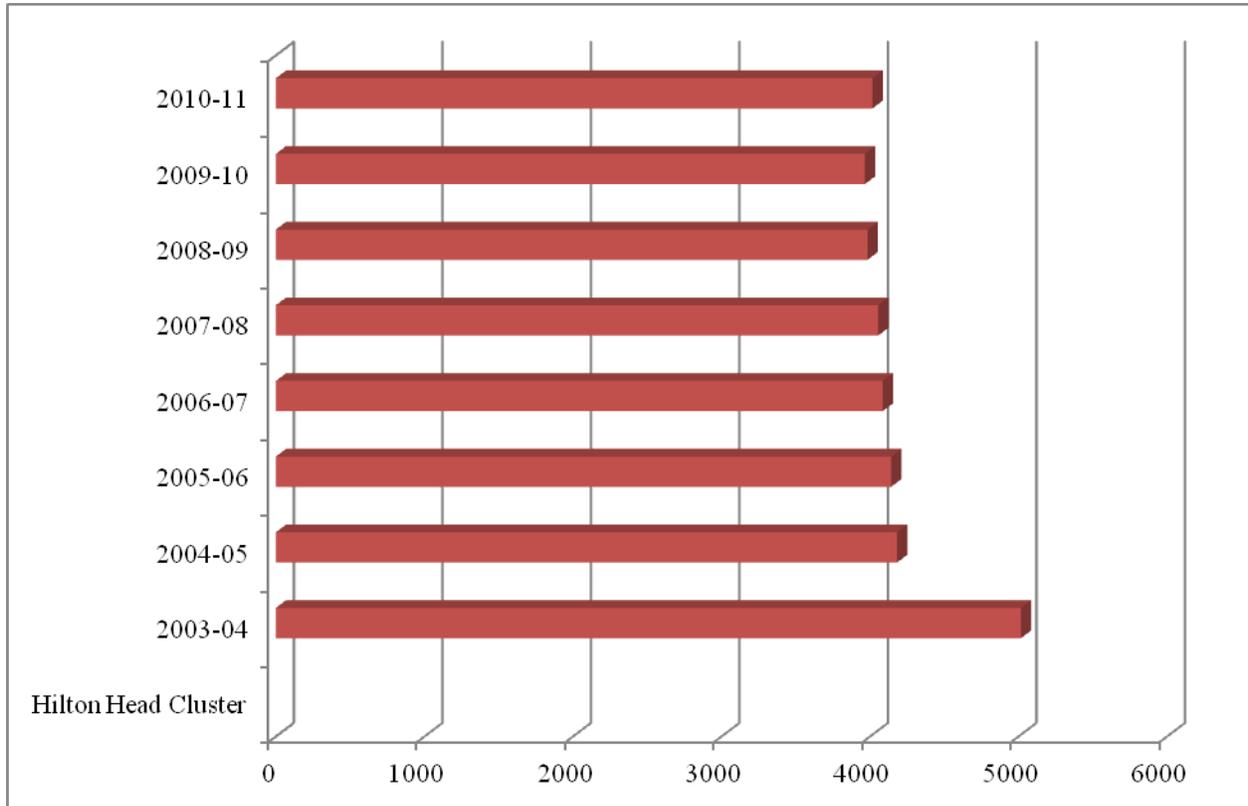
Enrollments for the Hilton Head Cluster schools have been in a slow but steady decline for last five years. This is indicative of the Island's aging population and limited potential for future growth. Figure 6.~~9~~⁹⁸ shows the enrollment history for the Hilton Head Cluster schools since the 2003-2004 school year. The

drop in enrollment from the 2003-04 school year to the 2004-05 school year was due to the opening of Bluffton High School.

Private Education

Private education institutions that serve elementary and secondary students on Hilton Head Island include Hilton Head Christian Academy, Hilton Head Preparatory School, St. Francis Catholic School, Sea Pines Montessori School and Heritage Academy. There are also numerous programs and specialty need schools that are privately owned and operated.

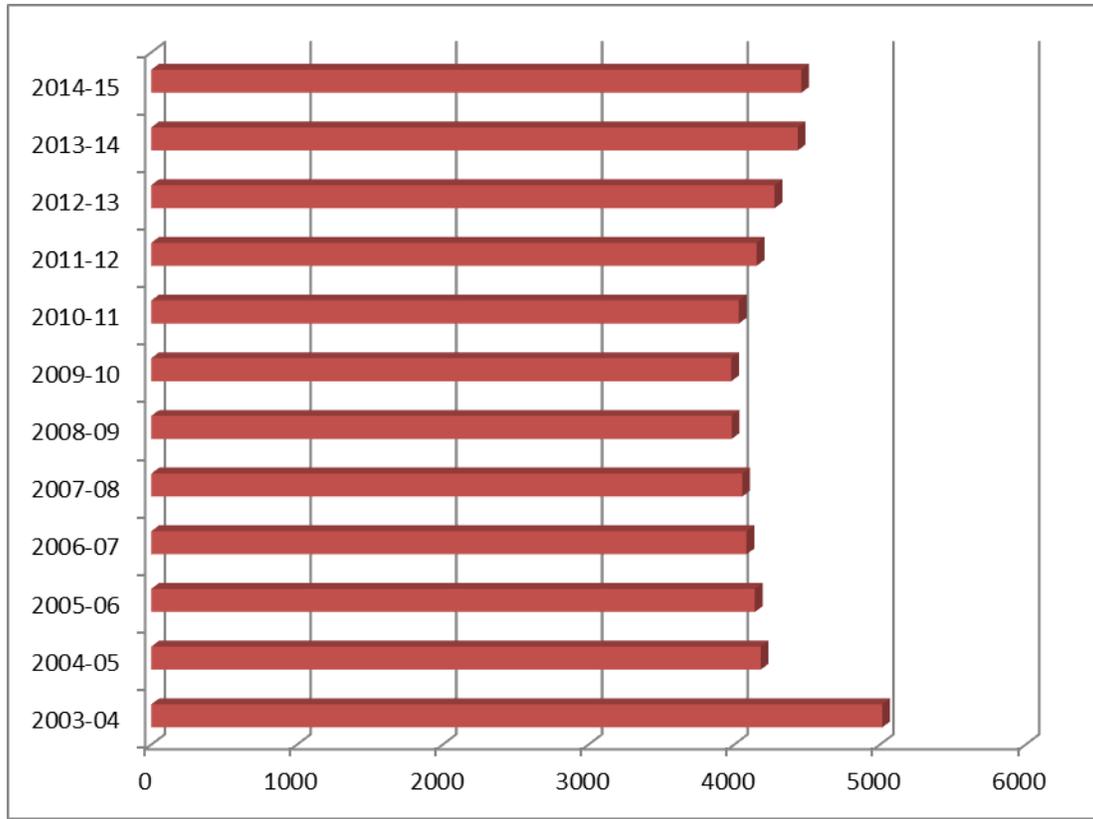
Figure 6.98: Beaufort County Schools Enrollments



Hilton Head Cluster	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
	5017	4183	4143	4086	4056	3984	3966	4017

Source: Beaufort County School District.

Figure 6.9: Beaufort County Schools Enrollments



<u>Hilton</u>	<u>2003-</u>	<u>2004-</u>	<u>2005-</u>	<u>2006-</u>	<u>2007-</u>	<u>2008-</u>	<u>2009-</u>	<u>2010-</u>	<u>2011-</u>	<u>2012-</u>	<u>2013-</u>	<u>2014-</u>
<u>Head</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<u>Cluster</u>	<u>5017</u>	<u>4183</u>	<u>4143</u>	<u>4086</u>	<u>4056</u>	<u>3984</u>	<u>3981</u>	<u>4033</u>	<u>4155</u>	<u>4278</u>	<u>4437</u>	<u>4461</u>

Source: Beaufort County School District.

Table 6.4 shows the enrollment levels in the Hilton Head Cluster schools for the past 711 school years:

Table 6.4: Enrollment in Hilton Head Island Cluster

Year	PK to 5	6 to 8	9 to 12
2004-05	2099	940	1144
2005-06	2048	941	1154
2006-07	1997	934	1155
2007-08	1956	900	1200
2008-09	1889	931	1164
2009- 2010	1898	885	1183
2010- 2011	1961	860	1196
<u>2011-2012</u>			
<u>2012-2013</u>			
<u>2013-2014</u>			
<u>2014-2015</u>			

Source: Beaufort County School District

Table 6.5 shows the projected enrollment in the Hilton Head Cluster schools from 2011 to 2018.

Table 6.5: Projected Enrollments in Hilton Head Island Cluster

Year	PK to 5	6 to 8	9 to 12
2011-12	2091	899	1165
2012-13	2038	968	1231
2017-18	1796	1170	1582

Source: Beaufort County School District

Higher Education

The University of South Carolina at Beaufort (USCB) is one of the Island’s major resources for higher education. In 1983, USCB began offering courses in a leased facility located on the Island until April 2004 when USCB outgrew that facility due to increased enrollment and demand for expanded course offerings resulting from the rapid increase in population in Beaufort County. In 1994 International Paper gave eighty acres of land to build an additional full-service campus of USCB in southern Beaufort County, the region's highest growth area. The County government agreed to finance the construction of the campus if the school were designated as a four-year university. Once the state approved the four-year status, construction of the Hilton Head Island Gateway Campus (HHIG campus) began. Classes at the HHIG commenced in August of 2004. On-campus student apartments at the HHIG campus opened in the fall of 2005. The school’s Campus Center opened in the fall of 2009 and houses a dining facility, gym, bookstore, offices, and meeting space.

The Town has a desire to provide higher education opportunities on the island; therefore, a Memorandum of Understanding was signed to bring a USCB satellite campus back to the island. The USCB satellite campus would offer programs in Hospitality Management, Event Management & Hospitality Promotion, and the Osher Lifelong Learning Institute (OLLI).

USCB is accredited by the Southern Association of Colleges and Schools and offers baccalaureate degrees and numerous continuing education programs. The university’s degree programs respond to regional needs, draw upon regional strengths, and prepare graduates to participate successfully in communities here and around the globe.

USCB is a senior campus of the state's largest public university, the University of South Carolina. It brings USC’s statewide mission of teaching, research, scholarship, and public service to the rapidly growing Lowcountry of South Carolina. Programs are offered in mathematics and the natural sciences, humanities, and professional and social sciences. Its curriculum is designed to promote acquisition of knowledge and, through it, the intellectual dispositions and skills that encourage depth of understanding, tolerance of others and individual accountability. Attracting a racially and culturally diverse student body of varying ages and experiences, the University of South Carolina Beaufort draws its students primarily from the South Carolina Lowcountry, with representation from other parts of the state, other states, and foreign countries. USCB currently serves approximately 1,650 over 1,700 students.

The Technical College of the Lowcountry serves the Island as well. One of sixteen colleges comprising the South Carolina Technical College System, the Technical College of the Lowcountry (TCL) traces its origin to the Mather School founded in 1868. TCL is a comprehensive, public, two-year college dedicated to serving the diverse educational needs of Beaufort, Colleton, Hampton and Jasper Counties. The College annually serves approximately 10,000 8,500 credit and continuing education students, a mix of traditional, non-traditional, full-time, and part-time. TCL provides quality, affordable academic and technical programs leading to Associate Degrees, Diplomas and Certificates.

Other adult education services are provided by Beaufort County School District, such as GED training and testing. One of the largest adult education organizations serving Hilton Head Island is USCB’s Osher Lifelong Learning Institute (OLLI) programs. This program offers a wide variety of classes: philosophy, history, art, music, current events, political issues, religion, science, literature, languages, and many others.

Libraries

Beaufort County operates a regional library on the north end of Hilton Head Island. Completed in 1998, this 26,000 square foot facility replaced the former 8,000 square foot library which in turn was converted into a Beaufort County Administrative Annex on William Hilton Parkway.

The Beaufort County library system operates as a fiscal and administrative department of County government. The Beaufort County Library Board of Trustees establishes library policy, monitors library operations, and makes recommendations to County Council concerning budget and planning and development.

The current building has 88,881 collection items. Current national standards recommend a per capita building level of service between 1.25 and 1.6 square feet. Beaufort County has also adopted a level of service standard of 3.5 collection items per capita. This results in 0.639 square feet per person and 2.18 collection items per person on the Island, making the Island's library deficient in relationship to these standards. ~~Beaufort County currently has an expansion project planned for the library, which will help to improve the library's level of service.~~

Community meeting space is provided at the Hilton Head Island Library. Friends of the Library is an organization which helps the library through cash contributions, book sales and volunteer services. The Heritage Library is also a non-profit organization that provides a facility for reference materials on the Island's history.

Implications for the Comprehensive Plan

- Adequate daycare services should be provided to support the Island's workforce.
- Enrollment trends and future projections indicate no immediate need for additional school facilities on the Island.
- Continuing and adult education has been identified as important to Island citizens. More on-island opportunities should be considered for higher education.
- Because of the resort nature of the Town's economy there are opportunities to expand higher education in areas that support the local economy, such as culinary arts, golf and hospitality services.
- Adequate library facilities and services are important to the community. Continued implementation of the levels of service adopted by the County should be considered.

6.10 Capital Improvement Program

There is a strong link between the Town's Comprehensive Plan and its Capital Improvement Program (CIP). Coordination of the various elements of the Comprehensive Plan is a major objective of the planning process. All elements of the Comprehensive Plan should be consistent and the Comprehensive Plan should be financially feasible. Financial feasibility is determined using professionally accepted methodologies and applies to a 10 year planning period, which is the scope of the CIP. In accordance with State Law, the proposed CIP for each fiscal year is developed by staff for review and recommendation to the Town's Planning Commission. The pathways and parks sections ~~are is~~ also reviewed by the Town's Parks and Recreation Commission. The Planning Commission recommends the proposed CIP to Town Council for adoption during the CIP Budget Workshop around May of each year. Projects contained in the Town's CIP relate to roads, government facilities, park facilities, pathways, drainage improvements and beach renourishment.

"Existing Infrastructure and Improvements" is the largest funded program of the current CIP indicating the expansion of the Town's services in areas of property and facility maintenance. Recent CIP projects have included the construction of ~~Fire Station 6, the Rowing and Sailing Center at Squire Pope Community Park, and various stormwater improvements throughout the island—Compass Rose Park, redevelopment of Coligny Beach Park, realignment of Office Park and Wild Horse Roads, as well as the construction of a Fire and Rescue Training Center.~~

Implications for the Comprehensive Plan

- The strong link that exists between the Capital Improvement Program and the Comprehensive Plan helps to ensure that public investment in municipal facilities and infrastructure is coordinated with the Town's projected growth and development. This relationship is important and should be maintained during the development of future Capital Improvement Plans.
- During the annual review of the CIP, the goals and implementation strategies adopted in the Comprehensive Plan should be used to assist in the development of project identification and prioritization.

6.11 Goals and Implementation Strategies

Goals

6.1 Build-out

- A. ~~The goal is to~~ provide innovative and visionary initiatives that mitigate challenges of growth and redevelopment while making available higher levels of service for community facilities in a fiscally responsible manner.

6.2 Town Government

- A. ~~The goal is to~~ provide excellent Town services funded through a variety of revenue sources.
- B. ~~The goal is to~~ provide the staff and requisite facilities to maintain the superior administration of all Town government functions as the community's needs increase.
- C. ~~The goal is to~~ work toward a more balanced composition of Town boards that better reflects the diversity of the Island's population.
- D. ~~The goal is to~~ set an example for the community by maintaining Town projects and properties in a manner that preserves and enhances the Island's character.

6.3 Transportation Network

- A. ~~The goal is to~~ provide a transportation network that includes opportunities for roadway, pathway, water-based and air-based transportation to and on the Island.
- B. ~~The goal is to~~ have a safe, efficient and well-maintained regional and local roadway network.
- C. ~~The goal is to~~ protect the bridges that provide the only ground transportation link from the Island to the Mainland.
- D. ~~The goal is to~~ have a pathway network that provides for recreational opportunities as well as an alternative means of transportation to and on the Island.

6.4 Town Acquired Property

- A. ~~The goal is to~~ preserve and protect the Island's character through land acquisition.
- B. ~~The goal is to~~ assess the utility and character of Town acquired property.

6.5 Utilities

- A. ~~The goal is to~~ have a safe and effective utility system that minimizes interruption in services.
- B. ~~The goal is to~~ provide adequate water service for both domestic use and fire safety to all areas of the Island.
- C. ~~The goal is to~~ address the challenges that salt water intrusion presents for Island water sources.
- D. ~~The goal is to~~ promote water conservation.
- E. ~~The goal is to~~ have sewer service Island-wide.
- F. ~~The goal is to~~ have well-maintained, effective stormwater infrastructure on the Island.
- G. ~~The goal is to~~ have a solid waste and recycling program for the Island and to educate residents and visitors on the benefits of recycling.
- H. ~~The goal is to~~ improve the utility and cooperative use of publicly owned easements on the Island.

6.6 Public Safety

- A. ~~The goal is to~~ have adequate and cost effective law enforcement services for the Island.
- B. ~~The goal is to~~ provide Fire and Rescue and Emergency Management services to Island residents and visitors.

6.7 Communications

- A. ~~The goal is to~~ have effective communication services that minimize service interruptions on the Island that support emergency management as well as economic development applications.

6.8 Health Care Services

- A. ~~The goal is to~~ have adequate, cost effective health care service for Island residents and visitors.
- B. ~~The goal is to~~ work toward provisions that would allow for aging in place on Hilton Head Island.
- C. ~~The goal is to~~ provide for safe and efficient evacuation including Island medical facilities in accordance with the Town's adopted Emergency Management Plans.
- D. ~~The goal is to~~ coordinate with the County and other appropriate organizations regarding the provision of a final resting place for members of the community.

6.9 Educational Facilities

- A. ~~The goal is to~~ have adequate daycare facilities for the Island's workforce and residents.
- B. ~~The goal is to~~ coordinate with educational agencies in the community to meet the educational needs of the Island's population.

6.10 Capital Improvement Program

- A. ~~The goal is to~~ have a Capital Improvement Program that is grounded in the Town's Comprehensive Plan.

Implementation Strategies

6.1 Build-out

- A. Continue an ongoing assessment of community facility needs in the Town as growth and redevelopment continue.
- B. Develop visionary and innovative initiatives to mitigate challenges of build-out in a proactive manner that considers fiscal responsibility and the community's willingness to pay.

6.2 Town Government

- A. Review the scope of Town government to determine if any increases or decreases should be made to the services that are provided by the Town.
- B. Develop a long range plan to address staffing levels of existing and potential new departments, and to consider the facility needs of the Town staff for the next twenty years.
- C. Ensure that adequate facilities are available to continue the high level of services offered by the Town.
- D. Research the availability of new funding sources that will help to diversify the Town's revenue sources and assist in funding any new services that may be provided by the Town.
- E. Promote diverse participation of all members of the community through appointments to Boards, Commissions and Task Forces.
- F. Maintain the economic capacity to provide for the operation and maintenance of Town projects and properties.

6.3 Transportation Network

- A. Coordinate with the County of Beaufort and the SCDOT (South Carolina Department of Transportation) to implement the recommendations included in the Town's annual Traffic Monitoring and Evaluation Report and to ensure that high quality maintenance is provided for the Island's roadway network.

- B. Coordinate with appropriate agencies for the protection and routine maintenance of the bridges and causeways.
- C. Continue to expand the Island's pathway network.
- D. Coordinate with SCDOT and Beaufort County to provide a pathway link to the mainland.

6.4 Town Acquired Property

- A. Continue funding the Town's Land Acquisition Program.
- B. Evaluate the policies of the Town's Land Acquisition Program to determine if any changes are needed to better address the changing needs of the community as it builds out and reaches maturity.
- C. Create a Town-owned property master plan.
- D. Monitor development activities adjacent to Town-owned property.

6.5 Utilities

- A. Take a leadership role in seeking funding sources and cooperative agreements with the existing PSDs for the construction of sewer lines where needed. Continue to coordinate with HHPSD on the implementation of its Sewer Master Plan.
- B. Continue to Implement the Town's Sewer Policy.
- C. Continue to evaluate the positive and negative consequences of additional combinations of the three separate PSDs.
- D. Encourage the development of a joint sludge composting operation on the Island with participation from solid waste disposal and recycling organizations.
- E. Coordinate with Island PSDs to evaluate Island water needs in relationship to the impacts of salt water intrusion.
- F. Promote water conservation through joint efforts with Island PSDs and educate island residents, visitors and businesses about the importance of reducing water use.
- G. Use reclaimed water when maintaining Town projects where financially feasible.
- H. Research and compile data on the amount of waste produced by Island residents and businesses, and use that data to determine target amounts for recycling.
- I. Develop an effective recycling program for the Island and educate residents, visitors and business owners about recycling options.
- J. Cooperate with the County and appropriate agencies to seek funding sources to increase the capacity and level of service for recycling on the Island.
- K. Continue to fund Town Hazardous Waste Roundups.
- L. Continue to fund the Island's power line burial program.
- M. Coordinate with Santee Cooper and other easement holders to explore the use of such easements for ~~such~~ uses such as wildlife corridors, roadway connections and parking.
- N. Continue to improve Island stormwater infrastructure.
- O. Continue to develop cooperative agreements with Island PUDs for maintenance of stormwater infrastructure.

6.6 Public Safety

- A. Continue to assess the adequacy of all public safety services, including law enforcement, in light of updated resident population and visitor figures.
- B. Please refer to the Fire & Rescue Master Plan and the emergency management plan for needs, goals, and implementation strategies for public safety.

6.7 Communications

- A. Communication improvements should be made to improve capacity (4G) for economic development ~~(3G)~~ and emergency management through cooperation with service providers.

6.8 Health Care Services

- A. Coordinate with health care providers to access health care needs for the aging population.

6.9 Educational Facilities

- A. Cooperate with the public school district, Island non-profit organizations, and concerned citizens to assess the Island's daycare facilities and propose potential ways to improve daycare options.
- B. Encourage Beaufort County to provide adequate resources and funding for the library located on Hilton Head Island.
- B-C. Coordinate with USCB in the development of a satellite campus on the island to provide higher education programs and adult education services for island residents.

6.10 Capital Improvement Program

- A. Utilize recommended strategies contained in the Town's Comprehensive Plan as the driving force for the development of the Town's Capital Improvement Program.
- B. Estimate the impacts of continued operations and maintenance of all proposed facilities as part of the development of the Capital Improvements portion of the annual budget.