



**The Town Of Hilton Head Island  
Land Acquisition Workshop  
Tuesday, February 24, 2015  
4:00 p.m.  
Benjamin M. Racusin Council Chambers**

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1. **Call To Order**
2. **FOIA 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. **Open Session**
  - a. Land Acquisition Program Background
  - b. Available Funding Review
  - c. Review of Land Acquisition Manual
  - d. Discussion of Existing Town Land Inventory and Options for the Future
  - e. Public Comment
5. **Adjournment**

**TO:** Town Council  
**FROM:** Susan M. Simmons, Director of Finance  
**VIA:** Stephen G. Riley, Town Manager  
**DATE:** December 22, 2014  
**RE: Land Acquisition Update**

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**Available Funding – December 2014**

The Town's Land Acquisition Program has the following available funds.

2010 GO Referendum Bonds	\$1,545,739
Sale of Land Account	<u>3,040,205</u>
Total	<u>\$4,585,944</u>

The Town's 2013 GO Referendum Bond issue for \$5,000,000 (part of the \$9,000,000 GO Bond issued in June, 2013) are fully expended.

The land acquisition transactions that occurred in the last six months and the status of pending items are attached.

**Semi-Annual Update  
Announced/Acquired Properties since June 2014**

<b>Name</b>	<b>Acreage</b>	<b>Location</b>	<b>Cost</b>	<b>Source of Funding</b>	<b>Use</b>
Time Warner Cable Office Building (Map No. 97)	1.04 acres (2 commercial lots and a 5,800 square foot office building)	Office Park Road/adjacent to the three other buildings and land the Town acquired in the Carolina Office Park development	\$680,000.00	Tax Increment Financing	Demolish the buildings/clear the land and utilize for a University of South Carolina facility in the Office Park Road area

**SOLD PROPERTIES**

❖ Sold 1.09 acres-Old Fire Station #6 site in Palmetto Dunes to Palmetto Dunes POA.

**LEGALLY CLOSED PROPERTIES/CLOSING DATES**

<b>Name</b>	<b>Acreage</b>	<b>Cost</b>	<b>Source of Funding</b>	<b>Use</b>	<b>Closing Date</b>
Kiawah Office Building (Map No. 97)/Office Park Road	18,500 square feet office building	\$1,200,000.00	Tax Increment Financing	Demolish the building/clear the land and utilize for a University of South Carolina facility in the Office Park Road area	7/1/2014
Carolina Office Park/Glover Real Estate (Map No. 97)/Office Park Road	5.54 acres and two office buildings	\$1,675,000.00	Tax Increment Financing	Demolish the building/clear the land and utilize for a University of South Carolina facility in the Office Park Road area	10/24/2014



# TOWN OF HILTON HEAD ISLAND

## *Community Development Department*

**TO:** Town Council  
**FROM:** Stephen G. Riley, ICMA~CM, *Town Manager*  
**DATE:** February 9, 2015  
**SUBJECT:** Preliminary Information For Land Acquisition Workshop

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In preparation for our upcoming land acquisition workshop on February 24<sup>th</sup> we are providing some preliminary information. Additional information will be provided late next week.

Included as part of this package are the following documents and maps:

- A summary of each parcel, how it is currently used; how it is classified, the original reason for its purchase and any known restrictions.
- Our standard map of Town-owned land, updated as of November 2014. The reference #s correspond to those in the summary document referenced above.
- A February 10, 2015 map staff prepared that group the Town owned land into three categories. This map labels Town owned land as follows:
  - Existing (Green) – This category of land includes those parcels where parks or other facilities have already have been developed or soon will be. Examples are properties such as Crossings Park, beach parks, Chaplin Park, Town Hall, fire stations, USCB and Coligny Park.
  - Restrictions (Red) – This category of land includes those parcels which have covenants or some other type of restriction. Examples are properties such as Honey Horn (long term lease), Boggy Gut (conservation easements), North Ridge (conservation easements), and properties purchased jointly with the County.
  - Other (Yellow) – This category of land includes staff’s first cut at the Town land that has the potential to be considered to further other Town Council goals (affordable housing, economic development, etc.).
- A February 10, 2015 map identifying all those areas of the Town outside the gated communities that are zoned to allow some type of commercial development.

- A February 2015 map identifying the existing commercial development outside the gated communities.

When reviewing this information please be aware that restrictions based on funding sources were not factored in when developing these categories. Gregg Alford's office is currently determining what limitations result from each funding source. The information in these maps will be refined and provided to you next week once Gregg's evaluation of funding sources is completed. Also it is important to note that there may be other restrictions on specific properties that should be considered such as limitations on specific uses or environmental limitations such as wetlands. We can attempt to identify these additional restrictions as the Town Council narrows down the list of properties it wants to consider.

## Summary of Town Land Purchases

Current as of January 2015

All Map #s are referenced to the Town-Owned Properties Map of November 2014

Using the Map numbers on the Town-owned Land Map, the following narrative attempts to summarize the original purpose behind the acquisition of each parcel (or collection of parcels) and any subsequent changes in use or intended purpose.

**1 Summit Drive. Currently home to Fire and Rescue Headquarters, Facilities Management Building, Fire Training Center, and County Waste Transfer Station.**

**Designation: Government Facilities and Open Space**

This was a failed light industrial park with a vacant existing office/warehouse building that had been home to a software company. At the time, the Town's Fire and Rescue administrative functions were scattered among several buildings. Vehicle maintenance was in a small shed with much of the small vehicle maintenance occurring out of doors. There were also discussions going on about the need for an enlarged waste transfer station that could also accommodate recycling; none of which could fit on the then-current location on Otter Hole Road (see parcel 53). Later, additional lands were assembled with an eye toward reduction of future development, maintaining green space along Dillon Road, facilitating construction of the Fire Training Center, and to accommodate a headquarters building to house the Facilities Management Division. This latter operation was also scattered across several locations prior to construction of the new building. There was one land swap with an adjacent property owner to give that person a larger buffer from the Town property. A significant portion of the site is encumbered with freshwater wetlands and the Town has designated it as Open Space. The 2010 Airport Master Plan identifies a portion of this Open Space as a location for future hanger expansion. There are no current plans for the remaining portions of the property.



**4 Palmetto Bay Road Tract. Currently vacant**

**Designation: To be Determined**

This parcel was acquired for two primary reasons: to protect open space along the frontage of Palmetto Bay Road; and to eliminate a planned curb-cut into the site from Palmetto Bay Road. An idea at the time of purchase was to extend a frontage road from Palmetto Business Park through to Bow Circle, reconfigure the lots to access this new road and resell the lots. Before this could be pursued, there were discussions about using the site for a south-end location for an elementary school; a recreation center; and a library. All of those plans were subsequently abandoned. Additional land was acquired as remaining remnants from the acquisitions to facilitate the extension of Arrow Road through Palmetto Business Park and into the Crossings Park site. Plans for reconfiguring the lots were abandoned over concerns that there was already an excess of office space on the south-end. There are no current plans for the property.

**5 Pineland Mall Tract. Currently vacant**

**Designation: To be Determined**

This tract was originally purchased with CIP revenues with the intent of building a Law Enforcement Center that would house both the Sheriff's office and the Courts (Municipal and Magistrate's). The intent was to work with Pineland Mall to build the new structures in a way that would also facilitate revitalization of the Mall itself. The then-owners of the shopping center were not interested in discussing reinvestment in their property. Concerns over the impacts of being under the approach path for the airport runway as well as concerns over the impact on traffic along Mathews Drive in such proximity to the William Hilton Parkway intersection caused Council to abandon plans to locate a Law Enforcement Center here. When the County moved the Magistrate's office from the Town Hall complex (Map #10) to Bluffton, plans for a new courts facility were dropped. In the reconstruction of Mathews Drive, a portion of the site was used for a new entranceway to serve both the Pineland Mall and the Mathews Court developments. This parcel is currently under contract to be sold to Pineland Mall to facilitate redevelopment of this shopping center.

**6      Fire Station #1.      Currently used as a fire station**

**Designation:      Fire and Rescue**

Originally donated by the developers of Shipyard to the Sea Pines/Forest Beach Fire District; it was acquired by the Town as part of the consolidation of two former Fire Districts under the auspices of the Town. For many years, the site served as a fire station, a portion of headquarters operations, dispatch center, and vehicle maintenance. The original building was torn down and a new fire station (without any other uses) opened in 2012.

**7      Compass Rose Park.      Currently used as a park**

**Designation:      Park**

Originally acquired to clean-up a deteriorating parcel along a major corridor and to facilitate planned road improvements at the intersection of Pope Avenue and New Orleans Road. The parcel was within the TIF District and was to be included in planning for the Pope Avenue Corridor. The concept of the park that now occupies this site grew out of later planning efforts in this corridor.

**8      Office Park Road Tract.      Currently vacant**

**Designation:      To be Determined**

Originally acquired to stop development of a planned shopping center that was strongly opposed by residents of the area. The original parcel included 17 acres acquired in 1996. A six acre portion is encumbered with a Conservation Easement to the benefit of the Audubon Society and is now shown as part of the Boggy Gut Tract (Map #74). A 0.70 acre parcel was acquired in 2008 as part of a condemnation settlement over relocation of Office Park Road. There are no current plans for this site.

**9      Facilities Management Mathews Drive.      Currently vacant**

**Designation:      To be Determined**

Originally served as Fire Station #3 and was acquired as part of the consolidation of the Fire Districts under the Town. This parcel, as with many of the original fire station sites, had been donated to the Hilton Head Fire District; but contained a reverter clause. This means that ownership would revert to the donor if it ceased to be used as a fire station. A new fire station was built on another site (Map #30) and the Town acquired this parcel from the original donor for use by Facilities Management, with a long-term plan to eventually clear the site and use it for future freshwater mitigation needs associated with a drainage project or some other Capital Improvement Project (CIP) of the Town.

**10     Town Hall.                      Government offices**

**Designation:                      Government Facilities**

This property was acquired out of the bankruptcy of the Hilton Head Company, a real estate sales and development company that had owned much of the undeveloped land on the Island in the mid-1980s. The property had been the company's headquarters. The land and buildings were specifically acquired for renovation and use as Town Hall. At the time, the Town was renting office space in two separate buildings. When initially opened, this facility also housed Beaufort County offices. The Town provided the space rent-free for 10 years in exchange for the donation of a portion of the Old Elementary School Park site (Map #38).

**11     Ashmore Tract.                      Predominately vacant; with a portion leased for a water storage tank.**

**Designation:                      To be Determined and Leased (water tank site)**

Originally purchased to preserve green space along William Hilton Parkway and to preclude development and associated curb-cuts. Later, a portion was carved out to accommodate a new Fire Station 3 (Map #30). A 100 foot setback was imposed on the fire station portion to preserve a sense of green space along the highway frontage. Several years later, a portion was leased to the Hilton Head and Broad Creek Public Service Districts, to

accommodate a water storage tank. Again a 100-foot buffer was incorporated into the portion leased for the water storage tank. In exchange, they donated to the Town a parcel in Chaplin where the tank had originally been proposed; but which had faced significant public opposition (that parcel was subsequently part of an exchange of properties more fully described below in the discussion of Driessen's Beach Park (Map #60)). Still later, a portion was sold to the First Presbyterian Church for parking lot expansion (with a 100-foot landscaped buffer along William Hilton Parkway). That parcel is no longer indicated on the town-owned land map. There are no current plans for the site.

**12 Northridge Tract. Mostly vacant and under a conservation easement. Portion leased for Beaufort County Library**

**Designation: Open Space and Leased (Library site)**

The primary portion of this parcel was acquired at public auction (67 acres); with the stated intention of reducing the amount of commercial development on the Island and protecting green space along William Hilton Parkway. This was one of the first acquisitions under the new Land Acquisition Program in the early 1990s, and there was no intention to develop the property in any way at the time. The acquisition included a main parcel of some 60 plus acres and several individual small parcels within the Northridge commercial subdivision. There were two one-acre lots held out of the auction because of land title problems; these were acquired separately by the Town some years later once the title had been cleared. Several years after the initial purchase, plans were proposed to reroute Beach City Road through this parcel and relocate its point of intersection with William Hilton Parkway to a location opposite Gardner Parkway. This was part of a larger north-end traffic circulation study. Building this road effectively created two parcels; one of around eight acres and another of 50 plus acres. The eight acre portion was then suggested as a site for a new County Library; and subsequently leased to the County. Council placed the 50 plus acre remainder parcel under a conservation easement held by the Hilton Head Land Trust to protect it from any future efforts to develop it. An isolated 1 acre parcel at the corner of Mathews Drive and Palmetto Parkway

was sold for commercial development. Another isolated 1 acre parcel, at the corner of Palmetto Parkway and Northridge Drive, was leased and later sold to the Volunteers in Medicine Clinic. A small slice of the 50 acre lot was acquired to facilitate construction of the Beach City Road roundabout.

**13     Chaplin Waterfront 1.             Currently vacant**

**Designation:                             Park**

This property was assembled through a series of five separate transactions between 2000 and 2012. In several cases these lots had been developed and the buildings were demolished by the Town. In one case the land was cleared prior to the Town's acquisition. These parcels, as well as the parcels labeled Chaplin Waterfront 2 (Map # 21), were purchased by the Town Council to reduce development and associated curb-cuts along this stretch of William Hilton Parkway, to retain or restore open space along William Hilton Parkway, and to facilitate the concept of a linear park along the Broad Creek waterfront. The linear park concept was first put forth in the R/UDAT Study of 1995.

**14     DeAllyon/Cordillo Parkway.             Currently vacant**

**Designation:                             Open Space**

A feature of this site is that it contains the remnants of an ancient dune field; thus its designation as open space. The parcel was also suggested as a site for a neighborhood park at a time when the Town was actively trying to acquire land for small neighborhood parks all over the Island, as called for in a Parks and Recreation Plan adopted in 1995. The effort to acquire and develop small neighborhood parks was abandoned some years later.

**15     Hudson's Seafood Property.             Private property**

**Designation:                             Development rights/covenants**

This is a waterfront parcel that houses a shrimp fleet operating from a commercial dock; a seafood sales office; a skid to facilitate boat repairs; an existing commercial building near the road frontage, and several dwellings. The property was targeted for development as condominiums or time share. The town wished to preclude – or at least forestall – the loss of shrimping operations on the Island and to prevent conversion to intense development. The family wished to remain in the shrimping business and perhaps get into the restaurant business; but had very attractive purchase offers in hand. The Town purchased the rights to the multi-family and commercial development; while the family retained the rights to the existing development, the ability to add a limited number of homes, and to convert a portion of the existing commercial space to a restaurant. The property remains in private hands and on the tax rolls.

**16     Coligny Beach Park.                     Currently used as a beach park**

**Designation:                                     Beach Park**

This was the first property ever purchased by the Town. Acquired in 1988, this predates the Town’s adoption of the Real Estate Transfer Fee (1990) and the targeted acquisition of land as a growth management strategy. This parcel was acquired to provide a focused public beach access point and associated parking. Prior to this, beach goers parked throughout the North and South Forest Beach areas, often parking on private property, blocking driveways and even roadways. Area residents wanted the issue addressed. At the same time, the Town was exploring options for beach renourishment; including State and Federal funding to assist with the same. Formal public beach access points would be a requirement of any grant funding. The Town agreed to build a beach access and parking lot and to enforce no parking zones in the residential neighborhoods. In 2000, two additional parcels, totaling 1.13 acres, were acquired to allow expansion of the parking; as called for in a 1989 State grant agreement. That agreement was subsequently revisited and revised. As a result, additional beach access parking at this location is no longer a legal necessity. The area is currently under consideration for



into the Fresh Market Shoppes, proposals were developed to create a new signalized intersection that would serve the revitalized shopping center, the Hargray office campus, and the Leamington residential development. A swap of land with Hargray was necessary to facilitate this road construction and traffic signalization project. The road improvement project was completed in Spring of 2014. The remainder portions of the parcel are currently planned to remain as open space.

**19 Coligny Area Park. Predominantly vacant, with portion leased for Legendary Golf**

**Designation: Park**

This site consists of two parcels; a bankrupt motel development and the site of the Legendary Golf miniature golf course. At the time of acquisition, the largest portion had been cleared for motel development and contained a dirt perimeter road, several building slabs, and a partially constructed check-in facility. The town acquired this site with the express intention of expanding the available beach parking at Coligny Beach Park. The site adjoins the original Coligny Beach parking lot. At the time of purchase, the Town had a commitment, pursuant to a 1989 beach renourishment grant from the State, to build 2,400 beach access parking spaces. This land was intended to meet part of that need. The Legendary Golf site, which adjoins the former motel site, was bought with the same intent. Subsequently, the Town was able to renegotiate its agreement with the State downward to 1,400 parking spaces. Other town-owned parcels, in other beach front locations, were determined to be sufficient to accommodate this reduced parking demand. From that point forward, starting with the Bridge to the Beach Charette in 1999, there have been varied discussions about the best future use of this site. Those conversations continue. In the meantime, the motel property has been used as a construction staging area for various Town and private construction projects and is used to house dumpsters used by Shore Beach Services for trash removed from the beach. Throughout this time, the Legendary Golf Site has been leased back to the original operator and continues to be used as a miniature golf business. Planning for the future of this site is ongoing.

**20      Broad Creek Headwaters #1.      Currently vacant**

**Designation:      To be Determined**

This parcel was a donation made by the Hack Family. The access to the site is awkward, as it fronts primarily on a dedicated turn lane from Mathews Drive onto William Hilton Parkway. It does add to the green space along William Hilton Parkway and its location along the headwaters of Broad Creek and adjacent to the Zion Chapel of Ease Cemetery made it an attractive acquisition for the Town. There are no current plans for the property.

**21      Chaplin Waterfront 2 .      Currently vacant**

**Designation:      Open Space**

As with the Chaplin Waterfront 1 parcels (Map # 13) this was an assemblage of several individual tracts. Four separate transactions were undertaken between 2000 and 2010. Most of these parcels were vacant at the time of acquisition although one did contain an abandoned home. This area, as with Chaplin Waterfront 1, was targeted by the Town Council to reduce development and associated curb-cuts along this stretch of William Hilton Parkway and to preserve open space along the roadway. Like the Chaplin Waterfront 1 tracts, this area is under consideration to become part of the Chaplin Linear Park.

**22      Stoney South 1.      Currently vacant**

**Designation:      To be Determined**

This is an assemblage of 6 properties, acquired between 2001 and 2007. The Town initially targeted these parcels to facilitate construction of a Stoney South frontage road that would run parallel to William Hilton Parkway from the Squire Pope Road intersection to Spanish Wells Road. This road project was part of a Stoney Land Use Plan from the late 1990s. The original notion was to reorient the abutting properties to access this road in order to reduce curb-cuts on William Hilton Parkway. As time went on and the various owners were more interested in selling their entire parcels rather than just the necessary road right-of-way, the

concept evolved to simply acquiring and holding the land as green space; thereby reducing development along the entrance to the Island – something that various traffic engineering consultants had long advocated. Protecting the Jarvis Creek frontage and opening views to the creek where possible also became part of the concept. A portion of the frontage road was built (Chamberlin Drive) from the Squire Pope Road intersection to serve an existing landscape company and several residences. It terminates at Viola Drive; a dirt road. Plans to extend the road through to Spanish Wells Road have been abandoned. There are no current plans for this property.

**23     Ford Shell Mound.     Currently vacant**

**Designation:                     Open Space**

This site contains an ancient indian shell mound believed to be more than 5,000 years old. It was acquired jointly by the Town and County because of its archaeological significance. At one time there was discussion of adding a boat ramp at this location but this was abandoned given the significant site limitations imposed by the presence of the shell mound and distance to deep water. Another suggestion, to develop a site that could be used to host family reunions, did not get much support. There are no current plans for this site. Any use will be limited by the size and location of the shell mound.

**24     Broad Creek Headwaters #2.                     Currently vacant**

**Designation:     Open Space**

Two properties make up this tract. The first was once the site of Captain’s Seafood, a wholesale and retail seafood sales operation; as well as a small restaurant. The building burned down. The site was adjacent to the marshes of a tributary of Broad Creek and contained a great deal of filled-in wetlands. The Town acquired the site with the express intention of using the property as a saltwater wetlands mitigation site. A portion of the property was dug out and restored to a wetlands condition as mitigation for a Town drainage project. A portion remains

available as a saltwater wetlands mitigation site. The second parcel is subject to tidal inundation. A person who held title to this undevelopable site, and no longer wished to pay taxes on it, sold it to the Town for a nominal amount.

**25     Stoney South 2.                     Currently vacant**

**Designation:                             To be Determined**

This was another parcel acquired to facilitate development of the Stoney South Frontage Road. At one point there were discussions with the owners of the Fairfield Square Shopping Center about a land swap that would give them the portion of this parcel that fronts on William Hilton Parkway in exchange for land on the back portion of their site that would allow for the road to go through. These discussions never bore fruit and, combined with other obstacles, led to the abandonment of plans for the road extension in this area. There are no current plans for this property.

**26     Cordillo Tennis Courts.             Currently used as a park**

**Designation:                             Park**

This parcel was originally part of the open space of the Cordillo Courts condominium complex. Sold in the early 1980s to the Van Der Meer Tennis Center, the Center's operators approached the Town about acquiring the site for public tennis courts as their business model changed and they no longer had a need for the property. The Town agreed to acquire the courts as a way to expand public access to tennis courts; a goal of the Parks and Recreation Plan. Adding tennis courts on the south end of the Island, where there were none, was also seen as an advantage. Acquiring existing courts was seen as a cheaper alternative to building new courts. Over time, usage of the courts has been low and the Island Recreation Association (IRC), which was not consulted in the decision to acquire the courts but was asked to manage the courts, has suggested other uses of the property. Significant reconstruction of the courts, as well as other site improvements, is now necessary and the IRC has suggested redirecting

attention to improving the public tennis courts mid-Island at Chaplin Community Park. No final decision has been made.

**27 Taylor Family Park. Currently vacant**

**Designation: Park**

The Taylor's, a family with a long-time presence on the Island and with links to a California Winery, presented this property to the Town as a donation with the condition that it "shall dedicate said land for the construction of a family theme park to be known as the Taylor Family Park, for the use and benefit of the citizens of Hilton Head." The Town accepted and dedicated the property to this use. Dedicating the property is a legal construct and makes it nearly impossible to revisit or alter the intended use of the property. The Taylor Family also stipulated that a couple by the name of Paul and Easter McKnight, who occupied a house on the property, would have a life estate; meaning that they could remain in the house for the rest of their lives. A plaque was erected to acknowledge the donation but no other action was taken while the McKnights remained as residents on the property. Some type of small neighborhood park was proposed at one time but rejected. Another proposal, to locate the Children's Center daycare facility on the property, was opposed by Taylor Family heirs and abandoned. There are currently no plans for the property.

**28 Green Shell Park. Currently used as a neighborhood park and historic site.**

**Designation: Park**

This property was acquired in two parts. In 1991, plans to build a church on the marsh-front portion which contains two cemeteries and a portion of an ancient the Indian Shell Ring, resulted in significant public outcry. The Indian Shell Ring, believed to be more than 5,000 years old, was one of three known to exist on the Eastern coast of the United States (one of the other two is in the Sea Pines Forest Preserve). Because of the state and national significance of the Shell Ring, the Town was able to partner with the SC Department of Parks, Recreation and

Tourism (SCPRT) and the SC Department of Natural Resources (SCDNR) Heritage Trust Program to acquire this first parcel. The announced intent was to develop a passive recreation facility with trails and overlooks. Those plans did not move forward; in part because of vehicle access issues into the site. The remaining portion of the Indian Shell Ring occupied an adjoining parcel that was home to a local landscaping company. Ten years after the initial acquisition, this parcel was acquired in a partnership that again included the SCPRT and the Heritage Trust Program. This time, Beaufort County Council was also a financial participant in the transaction. Announced plans included a neighborhood park and public access to the Shell Ring and an overlook across Skull Creek. These improvements were implemented. The two cemeteries are maintained by the Native Island church congregations that have historically used them. The office building was leased to Beaufort County for use as a southern office for the Parks and Leisure Services Department (PALS). The County returned control of the building back to the Town. An engineering evaluation suggests the costs to renovate the building are excessive and it should be torn down. No final decision has been made. As a condition of funding from the Heritage Trust, there are covenants which restrict the property to open space and park uses.

**29 Stoney North 1. Currently vacant**

**Designation: To be Determined**

The Stoney Land Use Plan had called for a Stoney North Frontage Road that would run parallel to William Hilton Parkway between Squire Pope Road and Wild Horse Road. The Town was also concerned about the traffic impacts of development in this area and the potential for additional curb-cuts on William Hilton Parkway. This parcel was acquired to strategically block any assemblage of land in this area for large-scale development. Plans for the frontage road were subsequently abandoned by the Town. There are no current plans for the property.

**30 Fire Station #3 Currently used as a fire station**

**Designation: Fire and Rescue**

A Fire and Rescue Master Plan, developed following the consolidation of the two Fire Districts under the Town (1993), and adopted by the Town Council in the mid-1990s called for strategically relocating fire stations and adding a station to maximize coverage and response times. The original Fire Station 3 was located on Mathews Drive and safe ingress and egress for fire vehicles was threatened by plans to widen and rebuild Mathews Drive. A site on the Ashmore Tract (Map #11), immediately north of the First Presbyterian Church, was identified as being more centrally located for the intended service area. The site had the added advantage that the presence of the Fire Station would require the signalization of the intersection with William Hilton Parkway (SCDOT requirement). A signal had been long sought by the church as well as by the County for the County office annex on the opposite side of the highway. Because the Ashmore Tract had been acquired primarily to protect green space along William Hilton Parkway, the Town Council imposed a 100-foot heavily landscaped buffer requirement before agreeing to build a new station at this location.

**31 Fish Haul Creek Park. Currently used as a passive park.**

**Designation: Park**

This park site represents another assemblage of parcels over time. The largest and most significant part of this property was acquired in 1998 under threat of condemnation. The property was long known to have been a portion of the site of the Mitchelville community that was the first freedmen’s village of the Civil War. The site was also known to have been an overwintering area used by nomadic Indians more than 5,000 years ago. At least one archaeological survey in the 1980s had identified numerous artifacts on the property. Announced plans for a time share development caused the Town to move to acquire the property for public use and access to the Fish Haul Creek marsh and to Port Royal Sound. Plans called for a low-impact park utilizing a previously cleared trail and open area. Shortly after acquiring the property, the Town was approached by the Port Royal Plantation Property Owners Association (POA), which had been in a protracted lawsuit with the prior owner of the Town’s site over the ownership and access to a parcel that adjoined the Town property and, while predominantly tidal in nature,

provided the link and direct access to Port Royal Sound. The POA had prevailed in the lawsuit and was declared the owner of the land, but they were concerned about their long-term ability to patrol and protect the property; given its location which is separated from the rest of Port Royal by Fish Haul Creek. The POA offered to convey the land to the Town in exchange for reimbursement of their legal expenses and the ability to review and approve any use of the town's combined property. Some years later, after the park was developed and as the Town was in discussions with the Mitchelville Preservation Project about using the site to tell the story of Mitchelville, the Town entered into conversations with Beaufort County and their Rural and Critical Lands Preservation Program to jointly buy additional land that had been part of Mitchelville. Three additional parcels, which front on Beach City Road and back up to the Fish Haul Park site, have been acquired jointly through this partnership. Town Council has voted to lease the property to the Mitchelville Preservation Project to help tell the story of the original Mitchelville. A formal lease agreement awaits completion of a master plan and business plan.

**32     Leamington Lighthouse.                      Currently vacant**

**Designation:    To be Determined**

This parcel was acquired as part of the effort to maximize the amount of permanent green space along William Hilton Parkway and to reduce the ultimate development levels on the Island. The site overlooks the old Leamington Lighthouse, but the lighthouse itself remains privately owned. There are remnants of an army encampment that occurred here during World War II. There are no current plans for the site.

**33     School Road Lot 3.     Vacant.**

**Designation:    Open Space and Leased (parking area)**

This parcel, and School Road Lot 1 (Map #49), were acquired together with the intent to preserve open space along William Hilton Parkway, preclude new curb-cuts, and reduce overall levels of development on the Island. A portion is encumbered with an easement for a major

electric power transmission line. Some years later, when the adjacent public schools were experiencing overflow parking problems during special events, the Town entered into a lease agreement and pervious paving was added within a portion of the easement areas to accommodate overflow parking.

**34 Chaplin Community Park. Currently used as a park**

**Designation: Park**

This park site occupies land acquired in two transactions: the Ferguson/Singleton Tract and the Seaside Tract. Significant tidal wetlands were acquired as part of both transactions. Those wetland areas (together with some limited upland areas) are now indicated on the Town land map as Burkes Beach (Map #59). Still another portion is now labeled Collier Beach Park (Map #85). Both original parcels were specifically targeted for acquisition for recreational purposes; although reduction of development (the Ferguson/Singleton Tract had approved plans for over 400 multi-family units) and protection of green space along William Hilton Parkway were also goals that were furthered by these acquisitions. The Town’s first Parks and Recreation Plan, adopted in 1995, identified these parcels as a “Recreational Complex,” although the Town did not own the properties at the time the Plan was being developed. Actual construction was not slated for many years, but following a “field summit” called by the Mayor in 1999, design and construction were put on a fast-track. A National Guard unit cleared the property as a “hurricane recovery exercise” and community donations were solicited for various components of the park including the dog park, tennis courts, basketball hoops, and playground. In addition to those components, the park includes two large areas for multi-purpose fields. The parking areas also double as beach parking access during the summer months. Plans for an aquatics center, improved trails (as part of the Chaplin Linear Park) and additional tennis courts are all under discussion.

**35      Lagoon Road Parcel.                  Currently vacant**

**Designation:                          Open Space**

This parcel was acquired as part of the North Forest Beach Drainage Improvement Project. The parcel is long and narrow with limited utility.

**36      Leg-O-Mutton.                  Portion currently used for construction staging. Other portion vacant.**

**Designation:                          Leased (staging area) and To be Determined (vacant portion)**

This parcel had been a concrete plant, with the parcel having been bisected by the construction of Leg-O-Mutton Road some years earlier. Once the road had opened, complaints about noise and dust from the concrete plant increased. At the time of acquisition, the Town was also in discussions with The Children’s Center, a non-profit daycare center about acquiring their property and facilitating relocation and construction of a new facility. The southern portion of this parcel was considered, if combined with one or more a privately held adjacent parcels. Those plans were ultimately rejected. The southern portion, which had been the primary site of the former concrete plant, soon became used for temporary staging of construction materials; in large measure because it was clear of all landscaping and had a hard-packed surface. Eventually, a fence was erected to screen the view; rendering this a semi-permanent use of the site. There are no further plans for either of the two parcels at this time.

**37      Indigo Run Hotel Tract.                  Currently vacant**

**Designation:                          Park**

This property, along with several additional parcels within the Indigo Run Master Plan, had been the site of a proposed development called “The Sports Garden.” The plans called for an indoor tennis center with seating for 10,000, a minor league baseball stadium, Olympic-styled swimming training center, a public school, hotel and retail. Negative public reaction to the entire project soon led to its withdrawal. In reaction, Town Council moved to acquire this

tract, and targeted it for possible use as a neighborhood park and a new Fire Station. Eliminating the potential for a 400 unit hotel was also cited as reason for acquisition. The fire station was later placed at a different location. A small additional parcel was acquired several years later which provided access to a small tributary of Broad Creek. As with other locations, plans for a neighborhood park here have been dropped. There are no current plans for the property.

**38     Old Elementary School Park.             Currently used as a park**

**Designation:                             Park**

This property was the site of a former elementary school and at the time of acquisition was being used as a County office building housing courts and other county and state satellite offices; as well as a fueling station for County vehicles. There were tennis courts and basketball courts on the back portion of the site. The Town wished to see the building removed and the property used as public open space. The Town was working on plans for a Town-government complex at what is today Town Hall (Map #10). A proposal was made to the County wherein the Town would provide a defined amount of office and courts space in the new Town Hall, rent free to the County for 10 years in exchange for the County demolishing the old elementary school and, jointly with the Town, maintaining it as a park. Many years prior, a federal grant was obtained to build the above-mentioned tennis courts and basketball court. The grant required that a deed restriction be recorded which still encumbers the property today and requires that it remain a public park.

**39     Wild Horse/278.             Currently vacant**

**Designation:                             To be Determined**

This is an assemblage of two parcels acquired nearly 10 years apart. The first portion has frontage along a tributary of Jarvis Creek as well as frontage on William Hilton Parkway. The property also abutted a new leg of the Spanish Wells/William Hilton Parkway intersection.

A stub-out that created a new access into this parcel had been built by the SCDOT as part of the construction of the Cross Island Parkway. At the time of acquisition, the Town announced that this parcel was potentially critical to the Ward One Master Plan then being developed. No specific uses for the parcel were ultimately proposed by that Plan; but it did call for the extension of the stub-out into a new alignment for Wild Horse Road. The second, landward, parcel was later acquired to better facilitate construction of this new road. There are two office buildings that occupy the second parcel. These are “condo-ized.” The buildings themselves and the land immediately under them are owned by others. They have parking and access rights over portions of the Town property. An area behind one of the buildings was made available to the HHPSD for a sewer lift station to serve the general area. There are no current plans for the remaining portions of this property.

**40     Stoney South 3.     Currently vacant**

**Designation:             To be Determined**

This is a small one-acre parcel that is essentially land-locked. The former site of a fire watch tower, it was donated to the Town. At the time, the Town expected that it could be useful if exchanged for other land to facilitate the plans for a Stoney South frontage road (see also discussions of Map #s 22 & 25). Those plans were ultimately abandoned. There are no current plans for this parcel.

**41     Folly Field Neighborhood Park.     Currently vacant**

**Designation:                             Park**

This site is the result of an exchange of properties; which was made possible by an earlier exchange of properties. In 2003, the Town engaged in an exchange of properties with MTSC, Inc. which resulted in a reconfiguration of the boundaries of the undeveloped portion of the Driessen Family Beach Park property (Map #60) and allowed for the development of the Marriott Surf Watch project. As part of that exchange the Town received a stand-alone parcel

several blocks removed from the other parcels. That parcel had some 75 feet of frontage on William Hilton Parkway and was some 400 feet deep, adjacent to the Adventure Cove Amusement Center; which at the time included a golf driving range. The Town was approached by the owners of Adventure Cove regarding a redevelopment plan that would convert the driving range to residential uses; they wanted to incorporate the Town's narrow adjacent parcel into the residential component. The Town agreed to exchange this long narrow tract for a parcel of land fronting on Folly Field Road, while also retaining a small remainder of frontage on WHP. Both parcels were seen as serving as buffers between the road and the development. This new parcel, fronting on Folly Field Road, was targeted for a future neighborhood park, something called for in the adopted 1995 Parks and Recreation Plan. Ultimately, neighborhood opposition killed not only plans for this park but eventually an abandonment of any plans for future neighborhood parks. There are no current plans for this parcel.

**42 Boys and Girls Club Tract. Portion used for drainage project. Portion undeveloped**

**Designation: Park**

This tract consists of two parcels. The first, acquired in 1998, was donated to the Town with the stipulation that it be used for both neighborhood drainage improvements and for joint recreational use with the Boys & Girls Club. About 3 of the 6.6 acres were used for a drainage project that serves a large portion of the Gumtree and Wild Horse Road areas. Conversations about the best use of the remaining three acres have started and stopped over the intervening years. Concepts for a First Tee golf training facility had been part of the discussion but never progressed very far. In 2012 discussions began again in earnest but were contingent on acquiring a 10 acre tract nearby. The price for the 10 acres had finally come down to a point where Town Council was comfortable. Town Council acquired the 10 acre portion in early 2013 and has agreed in principal to a long-term lease with the Boys and Girls Club to allow for the use of both parcels as a part of a First Tee facility. The lease documents should go to Town Council in early 2015.

**43     Jenkins Island.                             Mostly vacant**

**Designation:                             To be Determined**

At the time of acquisition, a portion of the property was within the Town limits but the largest portion was within unincorporated Beaufort County. The portion in the County had development approvals for a hotel and large regional shopping center. To accommodate this level of development, the Town's Transportation Plan called for six-laning of William Hilton Parkway from the bridges to the (then-proposed) Cross Island Parkway. Concerns over this amount of potential development at the entrance to the Island, and the desire at the time to avoid the need to widen the highway, led Council to acquire the property. At the time of acquisition, Council noted that the land acquisition costs were less than the estimated costs to widen the road to six lanes. The Council also cited the nearly one-mile of road frontage that had been protected as green space. There were no announced plans for use or development of the property. There was a small Native Island cemetery on the property that was subsequently deeded over to the church congregation that had historically used and maintained the property. The parcel is encumbered with major powerline easements and a relocatable one-acre dredge spoil site to serve the Windmill Harbour marina. Also located on the property was a sewage treatment plan that served the area. This was in the process of being abandoned and the sewage pumped to the HHPSD treatment plant. Many years later, the area where the sewage treatment plant had been was leased to the Hilton Head PSD for a Reverse Osmosis Water Treatment plant. Another small portion has been leased for a telecommunications tower. There have been proposals over the years to develop the property for recreational fields, a community cemetery, a botanical garden, a butterfly house, and a ferry landing site. None have been approved. The parcel is currently targeted for debris management uses following a major storm.

**44     Shipyard Area Park.    Currently vacant**

**Designation:                     Park**

This parcel was acquired, as were several others, as part of a plan to create a series of small neighborhood parks; as called for in the first Recreation and Open Space Plan adopted in 1995. As noted elsewhere, those plans were later abandoned. Acquisition also took some commercial development potential off the books and added to the open space along WHP that was a key Council goal. The property is occasionally used for overflow parking for special events at Town Hall (Map #10). There are no current plans for the property.

**45     North Post Office Tract.    Currently vacant**

**Designation:                     Open Space**

This parcel was acquired to protect additional open space along the William Hilton Parkway road frontage and to preclude development. This property had been built-out as a commercial development and had a road serving several platted lots. One lot was later sold to the Beaufort-Jasper Water and Sewer Authority for a water storage tank. The property was briefly considered for the site of a Habitat for Humanity housing development but was rejected because of the poor access to the site.

**46     Jarvis Creek Community Park.    Currently serving as a park**

**Designation:                     Park and Open Space**

This is an assemblage of three parcels. The primary parcel of 53 acres was a part of Honey Horn Plantation that was severed from the remainder by the acquisition of right-of-way for the Cross Island Parkway. This parcel was being planned for significant commercial development given its proximity to the new Cross island Parkway and its intersection with William Hilton Parkway. The Town Council sought to preclude the commercial development of this site and protect the frontage along both William Hilton Parkway and the Cross Island Parkway from development. No specific use of the property was initially proposed. At the

time, the Town had been working on plans to address significant stormwater drainage issues that were affecting portions of the Main Street Commercial area, the public school campus and portions of Hilton Head Plantation. Initial plans called for converting the headwaters of Jarvis Creek into a major drainage canal. Concerns over the potential adverse environmental impacts of such a strategy, combined with the recent purchase of this parcel caused a group of Town Staff to brainstorm alternatives. They proposed instead that the Town create a major lake on this parcel, which had been open grazing land for cattle and horses. A new pump station would divert runoff into the lake. Pollutants could settle out in the lake before reaching Jarvis Creek. The lake could serve as the amenity feature of a public park. Construction of the Cross Island Parkway was about to get underway and the ramps and elevated roadways would necessitate bringing in 1 million cubic yards of fill dirt (at 10 yards a truckload). A deal was struck to sell dirt to the SCDOT rather than bringing the dirt from the mainland. The State's contractor dug the lake to the Town's specifications and the proceeds from the sale of the dirt (some \$900,000) was applied to the costs to build the rest of the park. Additional adjacent lands were acquired in later years for possible future expansion. A 3.5 acre portion along Nature's Way was conveyed to The Children's Center, a non-profit daycare center, in exchange for their former property (Map # 89) and houses a new and expanded center that benefits from proximity to both the park and the public school campus. The Children's Center's tract is shown as an outparcel.

**47     Long Cove Tract.     Private property**

**Designation:             Development Rights/Covenants**

The Long Cove Property Owners Association (POA) approached the Town regarding this parcel. The property, with frontage on both William Hilton Parkway and the entrance drive to Long Cove, was approved for commercial development. The POA did not wish to see the property developed but could not afford outright purchase of the property. Knowing that the Town was interested in protecting open space along the highway and in reducing commercial development on the Island, the POA approached Council with a proposal for joint acquisition.

The Town agreed. The parcel is owned by the POA and the Town retains covenants over the property prohibiting any development on the land.

**48     Greenwood.             Currently vacant**

**Designation:             To be Determined**

Public outcry over the proposed development of this property as a Par Three golf course with lighting for night-time golfing caused Town Council to step in and purchase the property to preclude its development. No specific alternative public use was suggested at the time of acquisition. Several years later, this and other area properties (not owned by the Town) were considered for relocation of the original Fire Station 6 (Now being developed as site of the PDPOA offices). One obstacle is that the access to this site is through the operation and maintenance yards serving Palmetto Dunes and its three golf courses. After other sites were rejected, plans were developed for an exchange of properties and the relocation of a portion of the Palmetto Dunes maintenance facilities. Construction of the new Fire Station 6 (Map #52) was completed in the summer of 2014. The remaining portions of this parcel are subject to spray irrigation easements in favor of Broad Creek PSD, and there are no current plans for this area.

**49     School Road Lot 1.     Vacant.**

**Designation:             Open Space and Leased (parking area)**

This parcel, and School Road Lot 3 (Map #33), were acquired together with the intent to preserve open space along William Hilton Parkway, preclude new curb-cuts, and reduce overall levels of development on the Island. A portion is encumbered with an easement for a major electric power transmission line. Later, when the adjacent public schools were experiencing overflow parking problems during special events, the Town entered into a lease agreement and pervious paving was added within a portion of the easement areas to accommodate overflow parking.

**50      Fire Station #2.              Currently serving as a fire station**

**Designation:                      Fire and Rescue**

This site was donated by the developers of Sea Pines to the original Sea-Pines Forest Beach Fire District. The parcel accrued to the Town as part of the consolidation of the Fire Districts under the Town. It continues to be used as a fire station. Plans for a replacement fire station on this site are expected to get underway in late 2014.

**51      Indigo Run/278.                      Currently vacant**

**Designation:                      Open Space**

The Indigo Run Master Plan had identified this land that fronted on William Hilton Parkway, from the Indigo Run traffic light to the (then-new) Gardner Drive traffic light, as a commercial area with businesses facing the highway and accessed via an interior frontage road. Town Council wished to see this stretch preserved as open space and negotiated for its acquisition. Keeping green space along the highway frontage and reducing commercial development were the stated objectives and the area was designated as open space.

**52      Fire Station 6.                      Currently serving as a fire station**

**Designation:                      Fire and Rescue**

Construction of this Fire Station was completed in 2014 on a portion of the Greenwood Tract (Map #48). The former site of Fire Station 6 has been sold to the Palmetto Dunes Property Owners Association (POA) for their use.

**53 Otter Hole. Currently vacant**

**Designation: To be Determined**

Acquired from Beaufort County as part of a land swap and agreement to build a larger waste transfer and recycling center (Convenience Center) on the Island. The Town agreed to convey a 1.03 acre portion of the Hack Family Tract (Map #70) to the County for the expansion of the parking area for the new county office annex on the Island. In addition the Town agreed to lease a portion of the Summit Drive Tract (Map # 1) to the County for a new and expanded Convenience Center. The County agreed to convey this tract, site of the old Convenience Center, to the Town; and to return the property to its natural state. No specific plans were announced for the parcel other than to retain it as open space.

**54 Fire Station #5. Currently serving as a fire station**

**Designation: Fire and Rescue**

This parcel, as with the other fire station sites, was acquired as part of the consolidation of the former Fire Districts under the umbrella of the Town. The property was originally used as both a fire station and as the home of the Hilton Head Plantation POA Security Service. No longer used for security purposes, a new station has been built to replace the original structure.

**55 Fire Station #7. Currently serving as a fire station; also houses a cell tower and PSD lift station**

**Designation: Fire and Rescue, and Leased/Easement**

This property was acquired by the Town to accommodate an additional fire station site based on the recommendations in the Fire and Rescue Master Plan. The Town acquired this parcel from the SCDOT in exchange for a pledge to provide the litter and landscape maintenance along the Cross Island Parkway. This remnant parcel was well situated to address long-known coverage gaps on the Island. The property will revert to the SCDOT should it ever cease to be used primarily as a fire station. Subsequent to the construction of the fire station,

portions have also been leased to accommodate a HHPSD lift station and a telecommunications (cell) tower.

**56 Cordillo Parkway. Currently vacant**

**Designation: Open Space**

This was a donation of a narrow parcel that fronts Cordillo Parkway and abuts the Sea Pines Forest Preserve. The Town agreed to accept the donation as it met the Town goals of maintaining green space along public roads and reduces future development levels. There are no plans for the property.

**57 Crossings Park. Currently used as a park, boat ramp and wetland protection area**

**Designation: Park**

The Island Recreation Center Board of Directors and other recreation advocates urged the Town to consider buying this property for recreational purposes. The Town acquired the bulk of what is now The Crossings Park property at public auction in early 1992. Several parallel discussions soon began. Plans were being finalized for the design and construction of the Cross Island Parkway. Preliminary plans indicated that a portion of this property would be needed for a new road to serve the Palmetto Bay Marina and the Haig Point Embarkation Center (today's Helmsman Way). The SCDOT also had preliminary plans to undertake the necessary State and Federal wetlands mitigation requirements at a site in central South Carolina, more than 100 miles from the Island. In addition, in anticipation of the construction of the Cross Island and the potential impacts on the Sea Pines Circle, the Town had developed a proposal for "the dual route"; a road paralleling Palmetto Bay Road and connecting several commercial subdivisions before linking back up to William Hilton Parkway. The alignment for the proposed Dual Route (today's Arrow Road) would also impact portions of this property. Simultaneously, planning for a park got underway, further planning for the Dual Route began and negotiations were initiated on two fronts with the SCDOT: a land swap to acquire a parcel for a public boat ramp

on Broad Creek; and an agreement to accomplish the Cross Island Parkway wetlands mitigation on the Island – on a portion of the Crossings Tract. The Town proposed a land swap with the SCDOT rather than a sale of land for Helmsman Way. The SCDOT had acquired entire parcels of land where only a portion was needed for the road right-of-way. The Town had its eye on some of this excess land; specifically a portion that had deep water frontage on Broad Creek where a new public boat ramp might be built. Those negotiations were successful and the Town partnered with Beaufort County, and secured some State funding, to build the ramp. Negotiations were also successful to do the wetlands mitigation on the park site; which also provided a buffer for Wexford. Park plans were developed that reflected the reservation of land for the wetlands set-aside and the intended road improvements. Initial park cost estimates were too low and when bids came in a new crisis over public funding levels arose; but a private fund-raising effort through a new organization called People for Parks overcame that obstacle – they raised significant private dollars - and construction proceeded. Several years later a donation from the Bristol Family made possible the addition of the skating facility. A small portion of land was sold to the South Island PSD for improvements to an adjacent water storage tank.

**58     Dunnagan’s Alley 1.                     Currently used as open space and public parking.**

**Designation:                     Park**

This acquisition involved two parcels that contained a convenience store and a bar/restaurant. Both were in a deteriorated condition. The Town acquired them as part of the TIF redevelopment project to improve the area. Initially, a park and plaza was envisioned. The existing buildings were to be demolished. Because there were cross parking easements to the benefit of neighboring parcels, a public parking area was to be part of the improvements. Joint planning with the neighboring businesses was undertaken. Concepts for the park and plaza were developed but ultimately rejected over concerns about costs and upkeep. When efforts to relocate ESPY Lumber to accommodate a roundabout at the intersection of Dunnagan’s Alley and Arrow Road collapsed, attention shifted to this parcel and a portion of the Dunnagan’s

Alley 2 parcel (Map #82) as a site for the roundabout. A portion was taken to accommodate the Dunnagan's Alley Roundabout and parking was added that is accessed through (and jointly used by) the adjoining businesses. The remaining area was landscaped.

**59 Burke's Beach. Predominantly saltwater wetland areas.**

**Designation: Open Space**

This is the undevelopable portion of two parcels that were acquired to facilitate construction of the active recreational facility known as Chaplin Community Park (Map #34). While there is some limited upland dune area, this is mostly the tidal areas and marshes of the Folly Inlet. Currently, and as part of the planning for the Chaplin Linear Park, consideration is being given to boardwalks or other pedestrian access to portions of the hard marsh.

**60 Driessen Family Beach Park. Currently serves as a public beach access with a landward portion that is vacant**

**Designation: Beach Park and To be Determined**

The current configuration of this property is the result of several separate transactions. There had existed for many years, a small public beach access at the end of Bradley Beach Road; a gravel lot of less than two acres. A gate led to the adjoining Admiral's Row condominiums (part of the Hilton Head Beach and Tennis Club). A painted line down the middle of a parking lot led pedestrians to the beach. Over a period of time in the early to mid-1990s, the Town acquired several different parcels adjacent to, or near, this small beach access with the express intent of creating a larger public beach access park with paved parking and restrooms. The 7.4 acre Driessen Beach Park opened in the mid-1990s and was part of a contractual commitment to the State to expand public beach access in exchange for financial support of the 1989 beach renourishment project. The remainder of the assembled property was targeted for future beach park expansion and a possible neighborhood park. A playground

was subsequently added to the Beach Park and plans for a neighborhood park were shelved. In 2003 the Town entered into a property exchange with MTSC, Inc. in which 5.59 acres of the Driessen Family Beach Park site was exchanged for 6.73 acres; 3.26 of those acres were non-contiguous. This exchange resulted in additional William Hilton Parkway frontage for the Town; while giving up interior property that adjoined the MTSC, Inc. holdings. MTSC, Inc. subsequently developed the Marriott Surf Watch time share development on its property. A federal grant had been received for the construction of the beach park. That grant required that a deed restriction be placed on the entire property limiting it to recreation uses. It remains in effect for portions of the now-reconfigured property. There are no current plans for the undeveloped portion of this site.

**61 Rowing and Sailing Center at Squire Pope Community Park. Currently a park**

**Designation: Park**

This was an assemblage of five parcels acquired over a six year period. The initial purchase was of a defunct Seafood Co-Op with a decrepit commercial dock. At the time of acquisition, it was suggested that the site offered opportunities for public recreation, including deepwater access to Skull Creek. Later, the site was suggested as a possible location for a proposed rowing and sailing center. The Native Island community expressed a need to gain for fishing and for a location to host family reunions. As studies and planning progressed, it became clear that acquiring additional land would be beneficial. Two additional parcels, totaling 5.5 acres, were acquired in 2011 specifically to facilitate development of a rowing and sailing center while also serving as a gathering place as envisioned by the Gumtree-Squire Pope POA. The park opened in December of 2014.

**62 Gumtree 1. Currently vacant**

**Designation: Open Space**

This was a donation of property that had limited development value because of a large wetland on the site. An adjacent portion was acquired some years later to facilitate construction of regional drainage improvements. A small portion of this latter parcel was sold to an adjacent landowner to facilitate improved access to their land.

**63 Islanders Beach Park. Currently used as a beach access facility**

**Designation: Beach Park**

This parcel was specifically acquired to facilitate construction of a public beach access facility. This property was acquired in 1991 to fulfill a commitment, as required by a 1989 State grant for beach renourishment, to expand public beach access on the Island.

**64 Alder Lane Beach Park. Currently used as a beach access facility**

**Designation: Beach Park**

This site was donated by the developer of the Marriott Grande Ocean Resort in exchange for a density bonus. The site includes a small parking area accessible via a larger private drive and parking lot; as well as easements across the former Alder Lane Road right-of-way for beach access. A small public restroom was constructed by the developer.

**65 Stoney Peninsula. Currently vacant**

**Designation: Open Space**

This was an assemblage of four parcels along William Hilton Parkway near the marshes that separate Jenkins Island from Hilton Head Island. The land was acquired with the specific intent to leave it undeveloped in order to reduce curb-cuts, preserve green space along the roadway, and to prevent assemblage by others for development along one of the more congested corridors on the Island.

66 Stoney/Spanish Wells. Currently vacant

Designation: Park

This property consists of an assembly of four parcels, all purchased jointly with Beaufort County through their Rural & Critical Lands Program. The property protects open space along the headwaters of Jarvis Creek and includes a deepwater access point; resulting in suggestions for a future passive park with possible fishing and small boat access. There are no current plans for the property.

67 Alan Ulmer Conservation Property. Privately owned

Designation: Development Rights/Covenants

This property is on the mainland, with access via the Moss Creek traffic light. In cooperation with Beaufort County Council's Rural and Critical Lands Program, a total of nearly 900 acres of farmland was protected from development through conservation easements. The Town Council's motivation to participate in this mainland transaction was the concern for the impact of a proposed major development, with potentially thousands of homes and hundreds of thousands of square feet of commercial development; most of which would access US 278 via the Moss Creek traffic light. The potential impact on traffic movement both on and off the Island was a key consideration in participating in this transaction. The property remains in private ownership.

68 Yacht Cove Tract. Currently Vacant

Designation: Park

This parcel was acquired to prevent a proposed multi-family development of hundreds of units that had been proposed; and with the intent to provide public access to the Broad Creek water frontage. Disagreements with neighboring property owners over the nature of the proposed park (neighborhood only versus Community Park) have led to delays in pursuing the

development of any park on this property. There are no current plans for construction of a park.

**69     Singleton Beach Parking Lot.                     Currently developed as a parking lot**

**Designation:     Beach Park**

This parcel was acquired for two purposes. The first was to provide a site for a test well to the Cretaceous aquifer, with a longer-term intent that the site could serve as beach access parking. At the time (early 1990s) there was community concern over plans by the Island's water utility companies to contract with the Beaufort-Jasper Water and Sewer Authority for a pipeline to bring drinking water from the Savannah River to the Island. The State was preparing to impose limits on withdrawals from the Floridan Aquifer, a large freshwater aquifer about 100 feet below the surface, which had been the primary water source for the Island. Impacts from excessive withdrawals from this same aquifer by Savannah industry necessitated this action. A Town panel sought other options to the proposed pipeline, one of which was a deeper aquifer, the Cretaceous, some 5,000 feet below the surface. There were concerns that this water source would be difficult to reach, that the water was brackish and mineral laden, was at a high temperature, and that it would be difficult to extract the water. A proposal for a test well was put forth and the Town secured the land. Ultimately, and as a result of the test results, the South Island PSD constructed a permanent well to the Cretaceous. A beach parking lot was later constructed but plans for a pedestrian boardwalk to the beach to serve this site never materialized.

**70     Hack Family Tract                                     Currently vacant**

**Designation:     Open Space**

This property was part of a collection of remnant parcels acquired from the Hack Family. The parcel includes a narrow strip separating the Holiday Homes Subdivision from William Hilton Parkway. It contributed to the protection of green space along the road frontage,

provided space for some road and pathway improvements near the Folly Field intersection; and limited some small level of potential development. It also provided the Town some control over plans by the County to renovate the adjacent former County Library site into a new County office annex. Ultimately, the Town agreed to convey a 1.03 acre portion to the County to facilitate parking and circulation improvements on the adjacent former library site. In exchange, the Town received the cleared site of the former County waste transfer station (Convenience Center) (Map #53).

**71 Folly Field Beach Park. Currently used as a public beach access facility**

**Designation: Beach Park**

This parcel was specifically acquired to facilitate construction of a public beach access facility. This property was acquired in 1991 to fulfill a commitment, as required by a 1989 State grant for beach renourishment, to expand public beach access on the Island.

**72 Honey Horn. Currently home to the Coastal Discovery Museum**

**Designation: Leased**

This property, at the intersection of William Hilton Parkway and the Cross Island Parkway, was acquired to prevent commercial development and retain open space along both road frontages. As part of the negotiations, the Town agreed to use its best efforts to preserve and maintain the main house and several of the ancillary buildings on the site; which had served as a family farm for many years. No specific use of the property was contemplated at the time of acquisition. As the Town began to study how best to maintain the buildings and site without excessive public expenditures and staff resources, conversations began with the local Hilton Head Museum (later renamed) about a role for them; given the historic nature of the property. Ultimately, a long-term lease was executed and the Museum undertook fund-raising efforts to restore the main house and grounds. Additional improvements to the property and grounds have continued over the years.



which can be accessed across an adjoining small parcel that has frontage on Gardner Parkway, was considered for a new site for the Children’s Center daycare facility. Those plans were ultimately rejected because of site constraints. The small parcel fronting on Gardner Parkway, which had been donated to the Children’s Center, was later acquired by the Town and made a part of this property.

**76     Mitchelville Beach Park.                     Currently used as a beach access facility**

**Designation:     Beach Park**

This property was specifically acquired for public beach access purposes in order to satisfy requirements of a revised agreement with the State, through the SCDHEC-OCRM. As part of a 1998 amendment to a 1989 agreement, the Town was committed to providing a total of 1,400 public parking spaces by 2008. Although not traditionally considered “the beach,” the State had expressly suggested providing public access to the Port Royal Sound “beach”. This property met those criteria.

**77     Patterson Estate.                                     Currently vacant**

**Designation:     Park and To Be Determined**

This property was originally targeted for acquisition for a neighborhood park site. Although only a single parcel was necessary to this purpose, the Estate consisted of these two marsh-front parcels plus several individual parcels across Marshland Road; along Alex Patterson Drive. All were acquired from the Estate. As enthusiasm for neighborhood parks died, so did plans for the marsh-front parcels. As for the parcels on Alex Patterson Drive, these and some additional parcels that had also been acquired, were the subject of a series of property exchanges; resulting ultimately in a donation of over 16 acres to Habitat for Humanity. Habitat has completed infrastructure improvements to serve their property and neighboring parcels, and begun construction of the planned single-family community. The land where Habitat is

building, which is along Alex Patterson Drive, across Marshland Road from this property, is no longer shown on the Town-owned land map. There are no current plans for these two parcels.

**78**     **Mitchelville 1.**                      **Currently vacant**

**Designation:**                      **To be Determined**

This property was purchased jointly with Beaufort County, through their Rural and Critical Lands Program. The property was acquired specifically because of its connection to the original Mitchelville Community. It was expected to be part of a larger assemblage of parcels in the immediate area, although disagreements over land values ended discussions with other land owners. When purchased, there was an office/warehouse building on the site. The Town housed part of the Facilities Management operations here until the new building was completed (See Map #1). The building was then demolished. There are no current plans for the parcel.

**79**     **Spanish Wells 1.**                      **Currently vacant**

**Designation:**                      **To be Determined**

This parcel was purchased with storm water utility revenues to facilitate drainage improvements in the Spanish Wells area; including protecting a drainage ditch that served a portion of the Cross Island Parkway. A portion was leased to the Hilton Head Public Service District (HHPSD) for a sewer lift station to serve the area. There are no current plans for the remainder of the property.

**80**     **Fire Station #4.**                      **Currently used as a fire station**

**Designation:**                      **Fire and Rescue**

Two adjoining parcels along Squire Pope Road were specifically acquired to facilitate the relocation of Fire Station 4 based on a station location plan contained in the Fire and Rescue

Master Plan. A 1.86 acre portion of the combined property was sold to the Mt. Calvary Missionary Baptist Church congregation, to be added to their existing church property next door, for future expansion and parking. The remaining portion was developed as a new Fire Station #4. The original site of Fire Station #4, which had been on Humane Way, was subject to a reverter clause and was returned to the donor.

**81     Barker Field Expansion.             Currently serving as park**

**Designation:                     Park**

Located across the street from the Barker Field Recreation Complex, this parcel was acquired with the expectation that it would serve as a site for the future expansion of the County-owned Barker Field Recreation Complex. Potential access to Port Royal Sound was also anticipated, and a boardwalk and observation platform were built as part of the recreational improvements that have been made to this property.

**82     Dunnagan's Alley 2.                     Currently used as public parking lot and open space**

**Designation:                     Park**

This property was acquired with Tax Increment Finance revenues with the expectation that it would be used for parking, as part of redevelopment plans for the area. When efforts to relocate ESPY Lumber fell through, a portion of this parcel, as well as a portion of the Dunnagan's Alley 1 parcel (Map #58), were used to accommodate the Dunnagan's Alley Roundabout. A portion was committed to a public parking area and the remainder has been landscaped.





and undeveloped – as part of a large bankruptcy proceeding in the 1980s involving the defunct Hilton Head Holdings Company. Over the intervening years, the Town had been forced to deal with claims by PRH in dozens of land transactions.

**89     Children’s Center Parcels.     Currently vacant**

**Designation:                             Open Space**

This was the former site of the Children’s Center, a not-for-profit daycare center. They had approached the Town about acquiring a portion of town property abutting their parcel (Map #11) to facilitate future expansion. After studying this proposal, but also realizing that plans to improve Mathews Drive and Marshland Road (including a potential roundabout) would have a significant impact on the Children’s Center, the Town instead proposed a land swap which would enable the Center to build a new facility rather than expand on their current, constrained site. Several possible alternative locations were explored over a period of years before agreement was reached on a site within Jarvis Creek Park (Map #46). Following construction of the new Center, the Town took title to this property and demolished the old building. Plans for a roundabout at the Marshland/ Mathews intersection, which would occupy a portion of this site, are expected to get under construction in early 2015.

**90     Stoney South 4.                             Currently vacant**

**Designation:                             To Be Determined**

This property was acquired as part of a transaction that also includes Map #91. Both parcels were acquired to prevent further development along William Hilton Parkway, reduce curb-cuts along the highway and restore green space. Several homes and businesses were relocated or removed prior to acquisition. In addition, portions of both parcels were used to facilitate the reconstruction and relocation of the Squire Pope Road intersection with William Hilton Parkway. Town Council has voted to lease the property to the Mitchelville Preservation

Project to help tell the story of the original Mitchelville. There are no current plans for this property.

**91     Stoney North 3.                      Currently vacant**

**Designation:                      To be Determined**

This property was acquired as part of a transaction that also includes Map #90. Both parcels were acquired to prevent further development along WHP, reduce curb-cuts along the highway and restore green space. Several homes were relocated or removed prior to acquisition. In addition, portions of both parcels were used to facilitate the reconstruction and relocation of the Squire Pope Road intersection with William Hilton Parkway. There are no current plans for this parcel.

**92     Mitchelville Road.                      Currently vacant**

**Designation:                      To be Determined**

This property represents another joint acquisition with the Beaufort County Rural and Critical Lands Program. At 19 acres, the tract was one of the largest undeveloped parcels remaining on the Island at the time of purchase (2011) and includes frontage on Port Royal Sound. There are heirs' property issues that cloud a portion of the road access to the property. The stated intention was to hold the property and determine a potential use at some future date.

**93     BCSO Headquarters. Office building currently housing BCSO, the Senior Center and private tenants**

**Designation:                      Government Facilities**

The Southern Command Headquarters for the Beaufort County Sheriff's Office (BCSO), has been housed on the Island for many years, always in rented office space. The Town

contracts with the BCSO for law enforcement services on the Island, but the Southern Command Headquarters also serves other portions of the County. As such, building rental costs have always been shared by the Town and Beaufort County. The location of the office has moved several times and over the years the Town and County had sought solutions for a permanent home without success. The Town seized the opportunity to buy this existing office building at a deeply discounted price and reached agreement with the County and the Sheriff to relocate the headquarters to this site. The building was larger than was needed for the BSCO and a portion has also been leased to the Island Recreation Center for a new Senior Center. Other offices spaces may be converted to government uses as private tenants vacate in the future.

**94     Chaplin/Folly Field Road.                     Currently vacant**

**Designation:     Open Space**

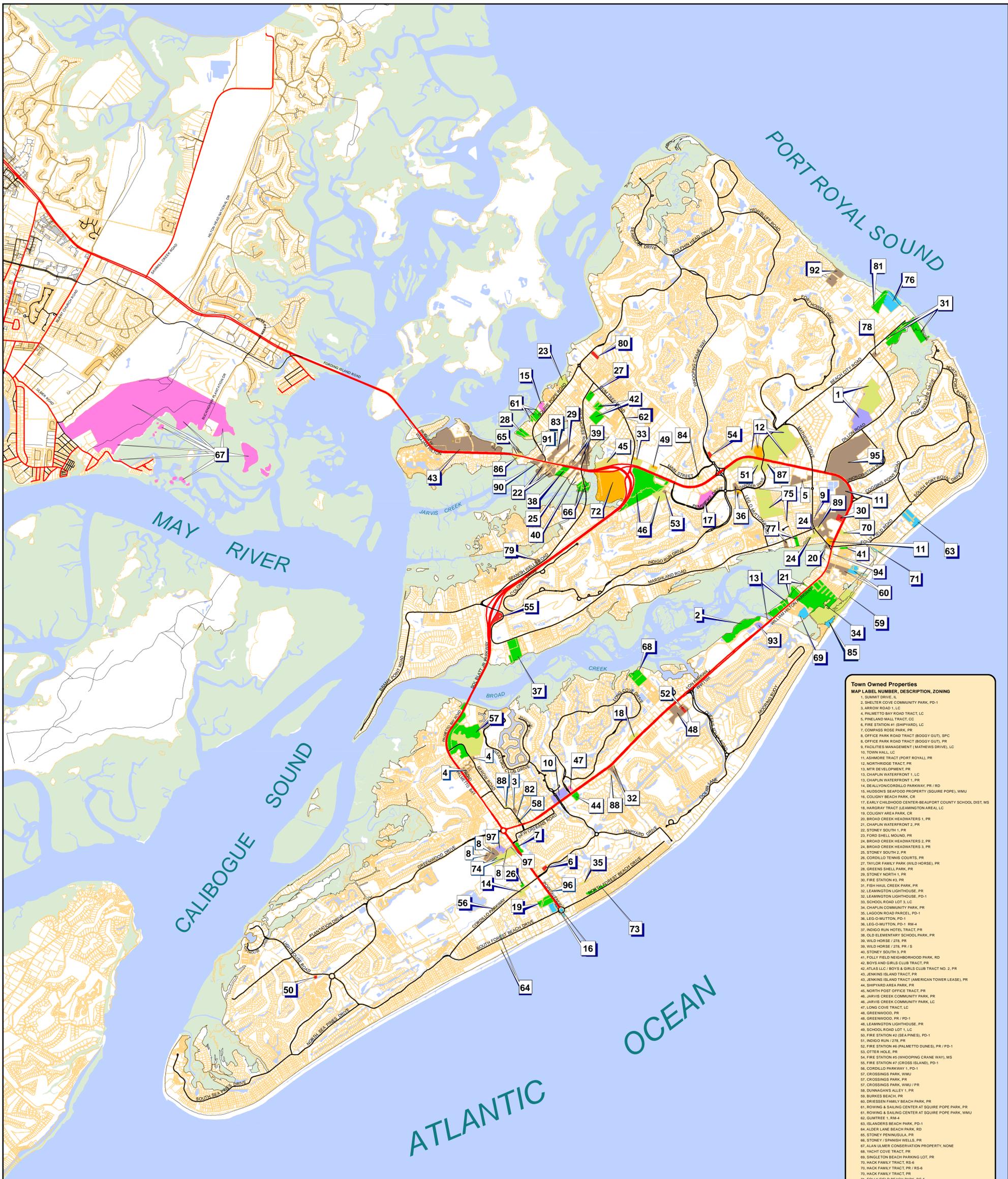
This was the site of a small older office building fronting on William Hilton Parkway near the intersection with Folly Field Road. Its proximity to the intersection and along a deceleration lane serving left turns onto Folly Field Road made access to the site difficult. The Town acquired the property with the express intention to remove this obsolete commercial space from the Island’s inventory of vacant commercial buildings. The Town has demolished the building, closed the curb-cut and restored a bit of green space along the road frontage.

**95     Planters Row Golf Course.     Currently used as a private golf course**

**Designation:     To be Determined**

The largest single tract ever acquired by the Town, its strategic location and size were cited in the announcement of its acquisition. The stated intent was to hold the land for the future needs of the community and to protect green space along William Hilton Parkway. The





**Town Owned Properties**  
**MAP LABEL NUMBER, DESCRIPTION, ZONING**

1. SUMMIT DRIVE, LC
2. SHELTER COVE COMMUNITY PARK, PD-1
3. ARROW ROAD 1, LC
4. PALMETTO BAY ROAD TRACT, LC
5. PINELAND MALL TRACT, CC
6. FIRE STATION #1 (SHIPYARD), LC
7. COMPASS ROSE PARK, PR
8. OFFICE PARK ROAD TRACT (BOGGY GUT), SPC
9. OFFICE PARK ROAD TRACT (BOGGY GUT), PR
10. TOWN HALL, LC
11. ASHMORE TRACT (PORT ROYAL), PR
12. NORTHBRIDGE TRACT, PR
13. MIX DEVELOPMENT, PR
14. CHAPLAIN WATERFRONT 1, LC
15. CHAPLAIN WATERFRONT 1, LC
16. CHAPLAIN WATERFRONT 2, PR
17. DE ALTON CORNELL PARKWAY, PR / RD
18. HUDSONS BEACH PROPERTY (SQUIRE POPE), WMU
19. COLONY BEACH PARK, CR
20. EARLY CHILDHOOD CENTER-BEAUFORT COUNTY SCHOOL DIST. MS
21. HARBOR TRACT (LEAMINGTON AREA), LC
22. LEAMINGTON AREA PARK, CR
23. BROAD CREEK HEADWATERS 1, PR
24. CHAPLAIN WATERFRONT 2, PR
25. STONEY SOUTH 1, PR
26. FORD SHELL MOUND, PR
27. BROAD CREEK HEADWATERS 2, PR
28. BROAD CREEK HEADWATERS 3, PR
29. STONEY SOUTH 2, PR
30. CORDELO TENNIS COURTS, PR
31. TAYLOR FAMILY PARK (WILD HORSE), PR
32. GREENS SHELL PARK, PR
33. STONEY NORTH 1, PR
34. FIRE STATION #3, PR
35. FISH HULL CREEK PARK, PR
36. LEAMINGTON LIGHTHOUSE, PR
37. LEAMINGTON LIGHTHOUSE, PD-1
38. SCHOOL ROAD LOT 3, LC
39. CHAPLAIN COMMUNITY PARK, PR
40. LAGOON ROAD PARCEL, PD-1
41. LEG-O-MUTTON, PD-1
42. LEG-O-MUTTON, PD-1, RM-4
43. INDIGO RUN HOTEL TRACT, PR
44. OLD ELEMENTARY SCHOOL PARK, PR
45. WILD HORSE / 278, PR
46. WILD HORSE / 278, PR / S
47. STONEY SOUTH 3, PR
48. FOLLY FIELD NEIGHBORHOOD PARK, RD
49. BOYS AND GIRLS CLUB TRACT, PR
50. ATLAS LLC / BOYS & GIRLS CLUB TRACT NO. 2, PR
51. JENKINS ISLAND TRACT, PR
52. JENKINS ISLAND TRACT (AMERICAN TOWER LEASE), PR
53. SHIPYARD AREA PARK, PR
54. NORTH POST OFFICE TRACT, PR
55. JARVIS CREEK COMMUNITY PARK, PR
56. JARVIS CREEK COMMUNITY PARK, LC
57. LONG COVE TRACT, LC
58. GREENWOOD, PR
59. GREENWOOD, PR / PD-1
60. LEAMINGTON LIGHTHOUSE, PR
61. SCHOOL ROAD LOT 1, LC
62. FIRE STATION #2 (SEA PINES), PD-1
63. INDIGO RUN / 278, PR
64. FIRE STATION #6 (PALMETTO DUNES), PR / PD-1
65. OTTER HOLE, PR
66. FIRE STATION #5 (WHOPPING CRANE WAY), MS
67. FIRE STATION #7 (CROSS ISLAND), PD-1
68. CORDELO PARKWAY 1, PD-1
69. CROSSINGS PARK, WMU
70. CROSSINGS PARK, WMU / PR
71. DUNNAGAN ALLEY 1, PR
72. BURKES BEACH, PR
73. BIRKENS FAMILY BEACH PARK, PR
74. ROWING & SAILING CENTER AT SQUIRE POPE PARK, PR
75. ROWING & SAILING CENTER AT SQUIRE POPE PARK, WMU
76. GUMTREE 1, RM-4
77. ISLANDERS BEACH PARK, PD-1
78. ALDER LANE BEACH PARK, RD
79. STONEY PINNACLES, PR
80. STONEY / SPANISH WELLS, PR
81. ALAN ULMER CONSERVATION PROPERTY, NONE
82. YACHT COVE TRACT, PR
83. SINGLETON BEACH PARKING LOT, PR
84. HACK FAMILY TRACT, RS-6
85. HACK FAMILY TRACT, PR / RS-6
86. HACK FAMILY TRACT, PR
87. FOLLY FIELD BEACH PARK, RS-5
88. FOLLY FIELD BEACH PARK, NONE
89. HONEY HORN, PR
90. NORTH FOREST BEACH NEIGHBORHOOD PARK, PR
91. NORTH FOREST BEACH NEIGHBORHOOD PARK, RS-5
92. BOGGY GUT, PR
93. OLD WOODLANDS, PD-1
94. OLD WOODLANDS, PR
95. OLD WOODLANDS, RM-4
96. MITCHELLEVILLE BEACH PARK, PR
97. PATTERSON ESTATES (MARSHLAND ROAD), PR
98. MITCHELLEVILLE 1, RM-4
99. SPANISH WELLS 1, RM-4
100. FIRE STATION #4 (SQUIRES GATE), PR
101. BARKER FIELD EXPANSION, PR / MV
102. DUNNAGAN ALLEY 2, PR
103. STONEY NORTH 2, PR
104. MAIN STREET LOTS, PR
105. COLLIER BEACH PARK, PR
106. WELCOME CENTER SITE, PR
107. HILTON HEAD CHRISTIAN ACADEMY PARCEL, PR
108. ARROW ROAD LAGOON, SPC
109. ARROW ROAD LAGOON, LC
110. CHILDRENS CENTER PARCELS, PR
111. STONEY SOUTH 4, PR
112. STONEY NORTH 3, PR
113. MITCHELLEVILLE ROAD, PR
114. BCSD HEADQUARTERS, LC
115. CHAPLAIN FOLLY FIELD, RD
116. PLANTERS ROW GOLF COURSE, PD-1
117. TP DEVELOPMENT / POPE AVENUE, CR
118. CAROLINA OFFICE PARK, SPC
119. TIME WARNER CABLE BUILDING, SPC

**Legend**

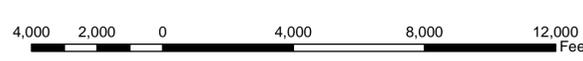
**Town Owned Properties**

- BEACH PARK
- DEVELOPMENT RIGHTS / COVENANTS
- FIRE AND RESCUE
- OPEN SPACE
- LEASED / EASEMENT
- PARK
- TO BE DETERMINED
- GOVERNMENT FACILITIES



TOWN OF HILTON HEAD ISLAND  
 ONE TOWN CENTER COURT  
 HILTON HEAD ISLAND, S.C. 29928  
 PHONE (843) 341-6000  
 Date Created: 6/9/2014  
 Project - Townprop, D.msd

Town of Hilton Head Island  
 Town-Owned Property  
 NOVEMBER 2014



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**MAP LABEL NUMBER, DESCRIPTION, ZONING**

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4. PALMETO TO BAY ROAD TRACT, LC
5. PINELAND MALL TRACT, CC
6. FIRE STATION #1 (CHERRYVALE), LC
7. COMPASS ROSE PARK, PR
8. OFFICE PARK ROAD TRACT (BOGGY GUT), SPC
9. OFFICE PARK ROAD TRACT (BOGGY GUT), SPC
10. FACILITIES MANAGEMENT (MATHEWS DRIVE), LC
11. TOWN HALL, LC
12. SHORE TRACT (PORT ROYAL), PR
13. NORTH RIDGE TRACT, PR
14. MTR DEVELOPMENT, PR
15. CHAPLIN WATERFRONT 1, LC
16. CHAPLIN WATERFRONT 1, PR
17. DEVALLEY ON CORDILLO PARKWAY, PR / RD
18. HUDSONS SEASIDE PROPERTY (SQUIRE POPE), WMU
19. COUGNY BEACH PARK, CR
20. EARLY CHILDHOOD CENTER-BEAUFORT COUNTY SCHOOL DIST. MS
21. HARBORWAY TRACT (LEAMINGTON AREA), LC
22. COUGNY AREA PARK, CR
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115. PLANTERS ROW GOLF COURSE, PD-1
116. TP DEVELOPMENT / POPE AVENUE, CR
117. CAROLINA OFFICE PARK, SPC
118. TIME WARNER CABLE BUILDING, SPC

**Legend**

**CLASS**

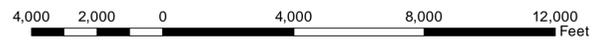
- EXISTING
- OTHER
- RESTRICTIONS



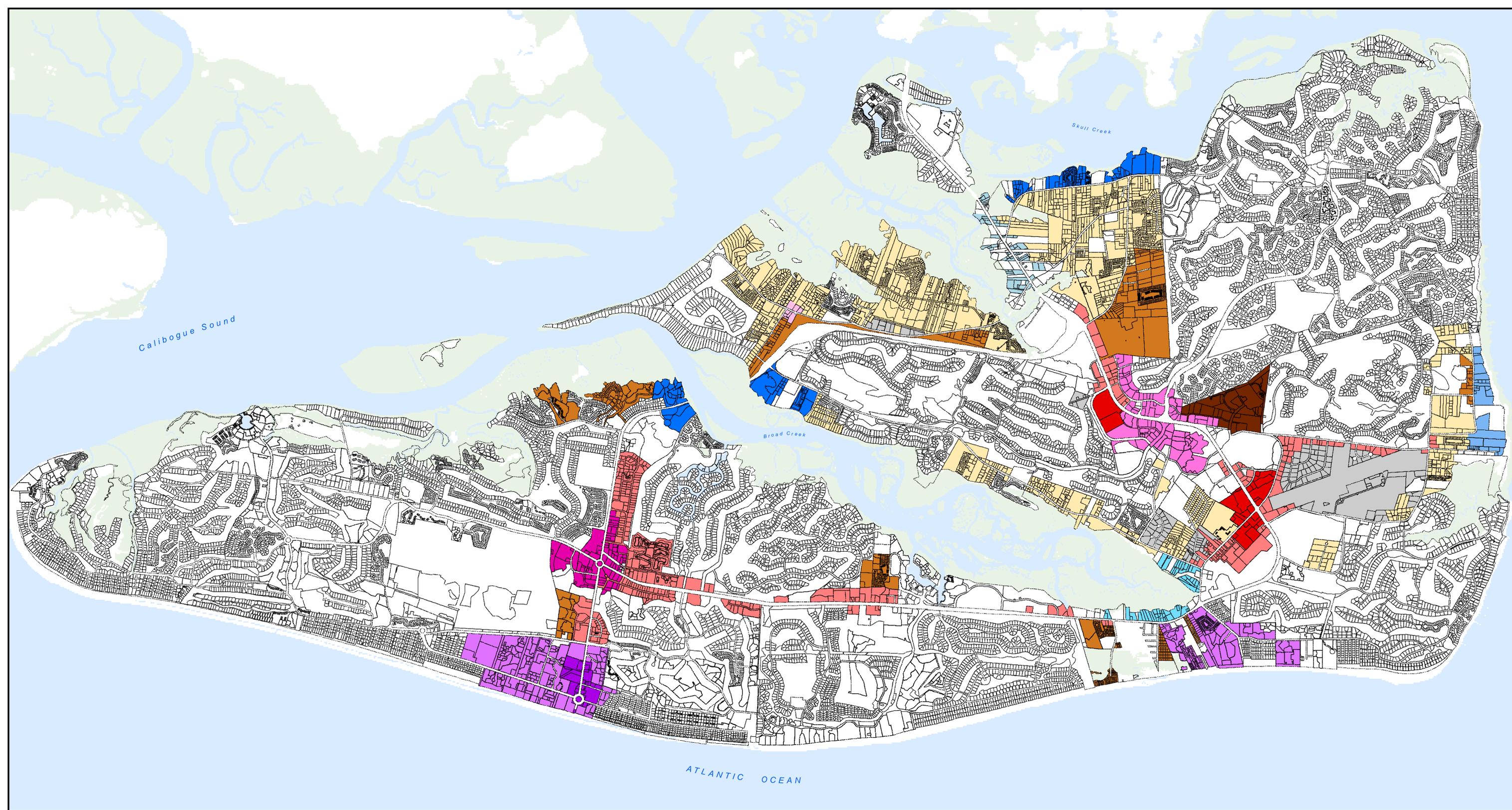
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 ONE TOWN CENTER COURT  
 HILTON HEAD ISLAND, S.C. 29928  
 PHONE (843) 341-6000  
 Date Created: 02/06/2014 5

## Town of Hilton Head Island Town-Owned Property

February 10, 2015



This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.



# Town of Hilton Head Island

## COMMERCIAL USE ZONING MAP

February 10, 2015

1 inch = 1,833 feet



### RESIDENTIAL ZONING DISTRICTS

- RS-3** SINGLE FAMILY
- RS-5** SINGLE FAMILY
- RS-6** SINGLE FAMILY
- RM-4** LOW TO MODERATE DENSITY
- RM-8** MODERATE DENSITY
- RM-12** MODERATE TO HIGH DENSITY

### MIXED-USE & BUSINESS ZONING DISTRICTS

- NC** NEIGHBORHOOD COMMERCIAL
- MS** MAIN STREET
- SPC** SEA PINES COMMERCIAL
- LC** LIGHT COMMERCIAL
- CC** COMMUNITY COMMERCIAL
- MED** MEDICAL
- IL** LIGHT INDUSTRIAL
- PD-1** PLANNED DEVELOPMENT
- MF** MARSHFRONT MIXED USE
- S** STONEY MIXED USE
- MV** MITCHELVILLE
- WMU** WATER-ORIENTED MIXED USE
- RD** RESORT DEVELOPMENT
- CR** COLIGNY RESORT

### CONSERVATION & RECREATION DISTRICTS

- CON** CONSERVATION
- PR** PARKS AND RECREATION

Town of Hilton Head Island

Existing Commercial Land Use

February, 2015

1,750 0 1,750 3,500 5,250 Feet

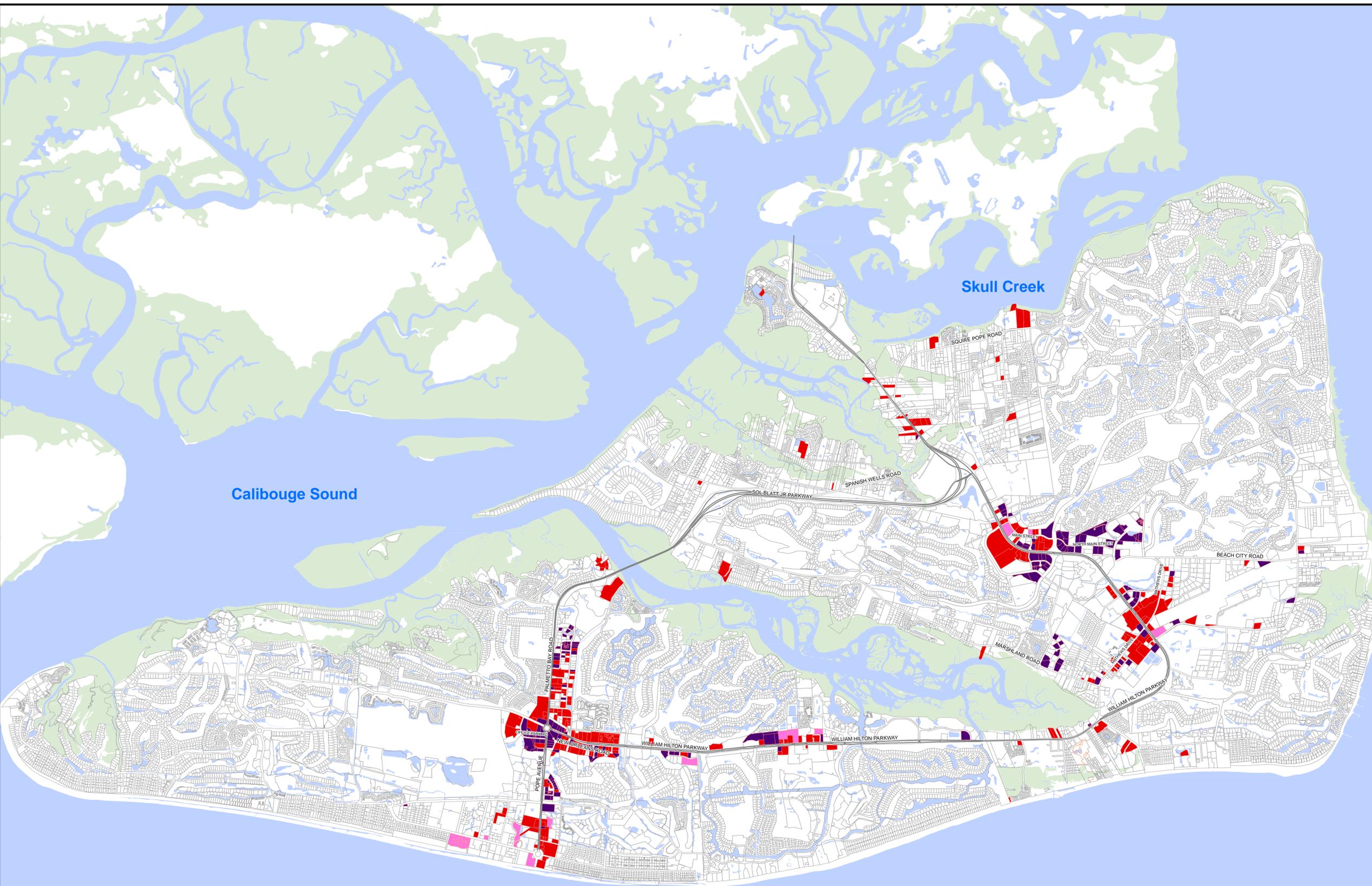
1 inch = 2,164 feet



Legend

Commercial  
LAND USE TYPE

- HOTEL/MOTEL
- OFFICE
- RETAIL/SERVICE/SALES



Atlantic Ocean



TOWN OF HILTON HEAD ISLAND

ONE TOWN CENTER COURT  
HILTON HEAD ISLAND, S.C. 29928  
PHONE (843) 341-4600

Date Created: Tuesday, February 10, 2015

Project - Existing Commercial Land\_Use\_30x24.mxd

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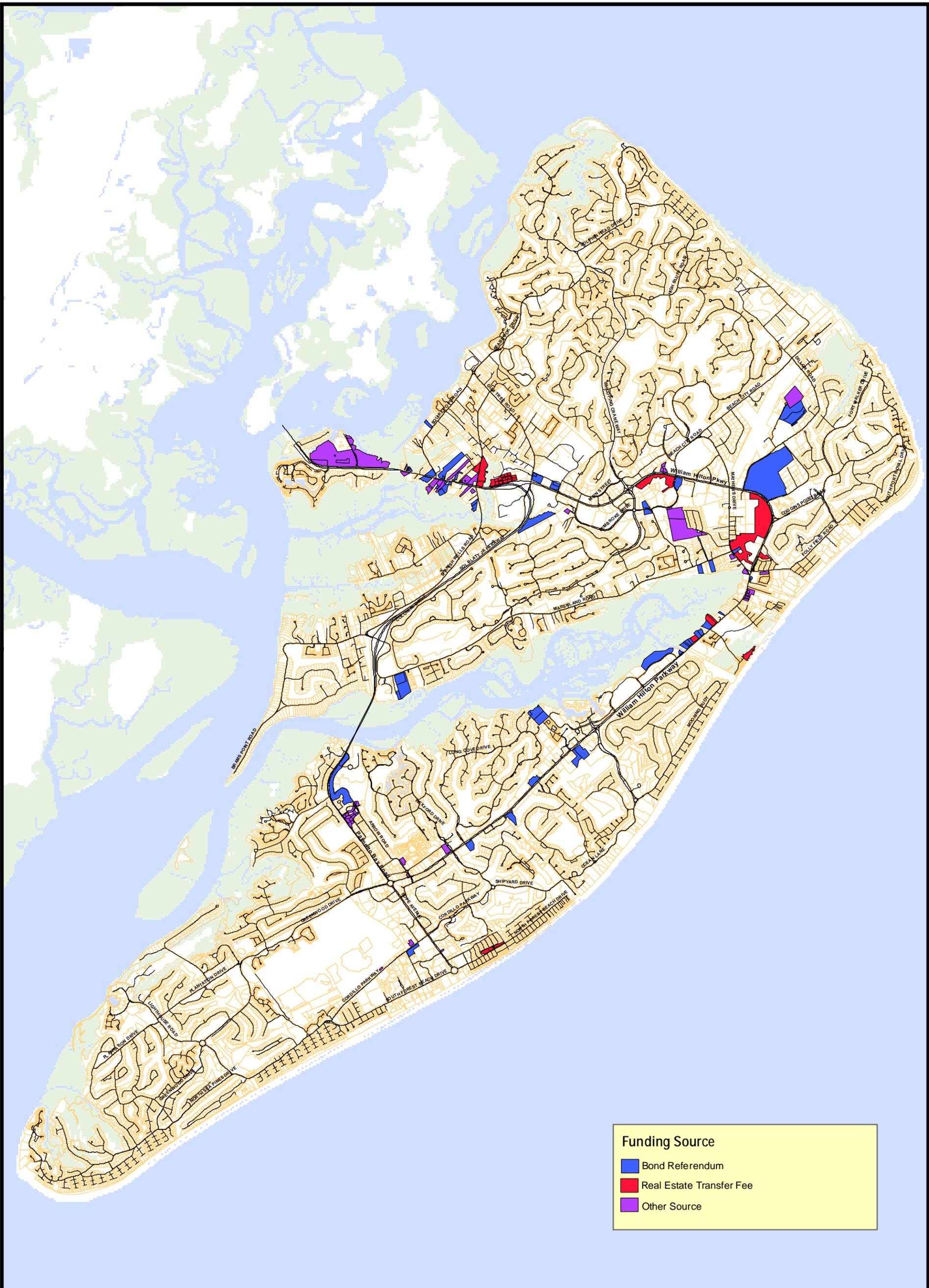
# TOWN OF HILTON HEAD ISLAND

*Community Development Department*

**TO:** Town Council  
**FROM:** Stephen G. Riley, ICMA~CM, *Town Manager*  
**DATE:** February 19, 2015  
**SUBJECT:** Additional Information For Land Acquisition Workshop

---

Attached is a supplemental packet for the February 24<sup>th</sup> Land Acquisition Workshop, which contains an agenda and a map that identifies land by funding sources. In the preliminary packet sent to you last week was a map that classified all current Town owned land as “Existing”, “Restrictions” or “Other”. The map in the supplemental packet titled “Other” Town Owned Property by Funding Source identifies the funding sources for the land categorized as “Other” from last week’s map. The funding sources on this map are broken into three categories – Bond Referendum, Real Estate Transfer Fee or Other Source. The “Other Source” category includes revenues such as TIF, Hospitality Fees and Beach Fees. Some properties in this category may have been acquired through other means such as a land swap or donation.



**Funding Source**

- Bond Referendum
- Real Estate Transfer Fee
- Other Source



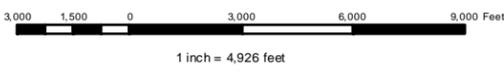
TOWN OF HILTON HEAD ISLAND  
 ONE TOWN CENTER COURT  
 HILTON HEAD ISLAND, S.C. 29928  
 PHONE (843) 341-4600

Date Created: Thursday, February 19, 2015

## Town of Hilton Head Island

### "Other" Town-Owned Property by Funding Source

February 19, 2015



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