



Town of Hilton Head Island
Planning Commission Meeting
Wednesday, August 17, 2022, 3:00 p.m.
AGENDA

The Planning Commission meeting will be held in-person at Town Hall in the Benjamin M. Racusin Council Chambers.

1. Call to Order

2. Pledge of Allegiance

3. FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

4. Swearing in Ceremony for Reappointed Commissioners – John Campbell and Mark O’Neil – *Performed by Josh Gruber, Deputy Town Manager*

5. Roll Call

6. Approval of Agenda

7. Approval of Minutes

a. Meeting of May 18, 2022

8. Appearance by Citizens

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. the day prior to the scheduled meeting. Comments submitted through the portal will be provided to the Commission and made part of the official record.

9. Unfinished Business – None

10. New Business

a. Nomination and Election of Officers for July 1, 2022 – June 30, 2023 term

b. Update on CIP Program and how the Priority Projects Recommended were incorporated – *presented by Jennifer Ray*

c. Draft Beach Management Plan – *presented by Jeff Buckalew*

d. Proposed Amendments to Rules of Procedure – *presented by Missy Luick*

e. Proposed Revised 2022 Meeting Schedule – *presented by Missy Luick*

11. Commission Business

a. Committee Assignments

b. Potential LMO Text Amendment for Housing Unit Conversion – *presented by requestor*

12. Chairman's Report

13. Committee Reports

14. Staff Reports

- a. Discussion of Development Review Process
- b. Quarterly Report: January – March 2022
- c. Quarterly Report: April – June 2022

15. Adjournment

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



Town of Hilton Head Island
Planning Commission Meeting

May 18, 2022, at 3:00 p.m.

MEETING MINUTES

Present from the Commission: Vice Chairman Alan Perry, Stephen Alfred, Bruce Siebold, Rick D'Arienzo, John Campbell, Jim Collett

Absent from the Commission: Chairman Michael Scanlon (excused), Mark O'Neil (excused), Tom Henz (excused)

Present from Town Staff: Joheida Fister, Fire Marshall, Becky Neugent, 911 Communications Manager, Anne Cyran, Interim Comprehensive Planning Manager; Karen Knox, Senior Administrative Assistant

1. Call to Order

Vice Chairman Perry called the meeting to order at 3:00 p.m.

2. Pledge of Allegiance

3. FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

4. Roll Call – See as noted above.

5. Approval of Agenda

Vice Chairman Perry asked for a motion to approve the agenda. Commissioner Alfred moved to approve. Commissioner D'Arienzo seconded. By show of hands, the motion passed with a vote of 6-0-0.

6. Approval of Minutes

a. Meeting of March 16, 2022

Vice Chairman Perry asked for a motion to approve the minutes of the March 16, 2022, meeting. Commissioner Alfred moved to approve. Commissioner D'Arienzo seconded. By show of hands, the motion passed with a vote of 6-0-0.

7. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. There were no comments received.

8. Unfinished Business – None

9. New Business

- a. **STDV-001138-2022** – Request from Hilton Head Island Fire Rescue, on behalf of Brian Sigler with STAX Building & Development, to name an access easement off Hickory Lane as Shell Midden Lane. The access easement will serve 5 homes. The address of 19 and 21 Hickory Lane will change as a result of this application.
Presented by Fire Rescue Staff

Ms. Neugent advised that the subject right-of-way is a former access easement located at the end of Hickory Lane. An application was submitted in 2020 to subdivide 21 Hickory Lane into four lots. As a result of the subdivision, the access easement that served 21 Hickory Lane and the adjacent 19 Hickory Lane was converted into a right-of-way. The right-of-way now provides direct access to five lots.

Brian Sigler, STAX Building & Development submitted three names for consideration. Fire Rescue selected Shell Midden Lane after it determined the two other names were already in use.

Ms. Neugent advised staff recommends the Planning Commission approve this Application because the street name has been vetted by the relevant agencies, it has been recommended and approved by the Developer and Submitter and meets all the criteria that is currently outlined in the Land Management Ordinance Section 16-2-103.0.4.

Commissioner Alfred moved to approve. Commissioner D'Arienzo seconded. By a show of hands, the motion passed with a vote of 6-0-0.

10. Commission Business - None

11. Chairman's Report - None

12. Committee Reports

Rules of Procedure – No Report

CIP Committee – No Report

Comp Plan Committee – No Report

Gullah Geechee Task Force – Commissioner Henz advised that Sheryse DuBose has resigned.

LMO Committee – No Report

13. Staff Reports – No Report

14. Adjournment

Vice Chairman Perry adjourned the meeting at 3:11 p.m.

Submitted by: Karen D. Knox, Secretary

Approved: [DATE]

2022 LOCAL COMPREHENSIVE BEACH MANAGEMENT PLAN



The Town of Hilton Head Island

Beaufort County, South Carolina



2022 TOWN OF HILTON HEAD ISLAND LOCAL COMPREHENSIVE BEACH MANAGEMENT PLAN

5-Year Update

Prepared by the Town of Hilton Head Island
in consultation with Olsen and Associates, Inc.

August, 2022



August 30, 2017

Mayor David Bennett
One Town Center Court
Hilton Head Island, South Carolina 29928

RE: State Approval of the Local Comprehensive Beach Management Plan for the Town of Hilton Head Island

Dear Mayor Bennett,

In accordance with the Beachfront Management Act, S.C. Code Ann. § 48-39-250 *et seq.*, South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management (DHEC-OCRM) has reviewed and hereby approves the locally adopted Comprehensive Beach Management Plan for the Town of Hilton Head Island. Congratulations on your achievement and thank you for your commitment to effective collaborative management of our state's coastal resources.

Implementation of your state-approved local plan begins immediately and DHEC-OCRM published a public notice to that effect on Wednesday, August 30, 2017. As you are aware, the Town's Local Comprehensive Beach Management Plan must be updated at least every five years in coordination with DHEC-OCRM. Prior to your next scheduled plan update, we welcome your input as we work to streamline the plan development process, improve coordination and enhance the value of your plan as a meaningful resource for the Town and its residents and visitors.

Congratulations again on the approval of the Local Comprehensive Beach Management Plan for the Town of Hilton Head Island. We look forward to working with you on this and other efforts to promote and protect our coastal environment.

Sincerely,



Elizabeth Bayon Kolnitz
Chief, Ocean and Coastal Resource Management

cc: Stephen Riley, Town Administrator, Town of Hilton Head Island
Dan Burger, Director, Coastal Services Division, DHEC-OCRM
Will Salters, Planner, Coastal Services Division, DHEC-OCRM



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EXECUTIVE SUMMARY

The United States Congress recognized the importance of meeting the challenge of continued growth in coastal areas by passing the Coastal Zone Management Act (CZMA) in 1972. This law established the guidelines of a state-federal partnership program to comprehensively manage coastal resources and was authorized in South Carolina in 1977 under South Carolina's Coastal Tidelands and Wetlands Act (CTWA) with the goal of achieving a balance between the appropriate use, development, and conservation of coastal resources in the best interest of all citizens of the state. The South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management (SCDHEC OCRM) is the designated coastal management agency for the State of South Carolina and is responsible for the implementation of the Coastal Management Program in conjunction with the National Oceanic Atmospheric Administration (NOAA) and coastal communities. SCDHEC OCRM has authority over the direct regulation of impacts to coastal resources within the critical areas of South Carolina's coastal waters, tidelands, beaches, and beach dune systems and has indirect certification authority over federal actions and state permit decisions within the eight coastal counties.

In 1988, the State of South Carolina adopted the South Carolina Beachfront Management Act, which is a complex law that requires the use of scientific studies of coastal processes to establish precise building setback lines along the coast based on historic erosion rates. The Act was amended in 2018 to adopt a policy of beach preservation and requires oceanfront counties and municipalities to prepare local comprehensive beach management plans in coordination with SCDHEC OCRM that become part of the State's management plan upon approval. These plans must be updated every 5 years.

This Beach Management Plan was prepared in compliance with the South Carolina Beachfront Management Act and was adopted as part of the Town's Comprehensive Plan. It contains all the following:

- ✓ an inventory of beach profile data and historic erosion rate data for each standard erosion zone and inlet erosion zone;
- ✓ an inventory of public beach access and attendant parking along with a plan for enhancing public access and parking;
- ✓ an inventory of all structures located in the areas seaward of the setback line;
- ✓ an inventory of turtle nesting and important habitats of the beach/dune system and a protection and restoration plan if necessary;
- ✓ a conventional zoning and land use plan for the area seaward of the setback line;
- ✓ an analysis of beach erosion control alternatives, including renourishment;
- ✓ a drainage plan for the area seaward of the setback;
- ✓ a post disaster plan including provisions for cleanup, maintaining essential services, protecting public health, emergency building ordinances, and the establishment of priorities;
- ✓ a comprehensive strategy for beach and dune restoration and preservation;



- ✓ a detailed strategy for achieving the goals of preserving existing public access and the enhancement of public access to assure full enjoyment of the beach by all residents of the State of South Carolina.

Through this plan the following beach preservation policies and beach management needs, goals and implementation strategies as recommended by SCSCDHEC-OCRM are adopted:

Beach Management Needs, Goals and Implementation Strategies

1. Beach Preservation

Need 1: The Town should continue to maintain and protect existing beach/dune features and those features resulting from renourishment projects from development and redevelopment pressures.

Goal 1.1: Have a well-maintained beach and dunes system that helps to preserve and protect the Island's manmade and natural resources and provides for a sound economic base.

Goal 1.2: Continue to Maintain and Protect the Beach/Dune System through the regulation of beachfront development.

Implementation Strategies:

- Continue to implement its Capital Improvement Program and Land Acquisition Program to develop, renovate, or expand its beach parks.
- Continue to hold densities along the beachfront to their current levels or below.
- Continue to amend and enforce the LMO and Municipal Code to protect the established beach and dune systems, to provide for re-establishment of the dunes systems during redevelopment, and to provide for redevelopment scenarios after a natural disaster.
- Continue to work with SCDHEC-OCRM during the update of the Town's Local Comprehensive Beach Management Plan.
- Continue to promote environmental education programs and standards that stress protection of fragile areas and wildlife.
- Continue to coordinate with the Chamber of Commerce in tourism efforts to promote our beach.
- Continue to support state legislation for enhanced protection of the beach and dunes system which should include an effective beach preservation policy in addition to considering renourishment efforts.
- Continue to provide input to SCDHEC-OCRM during the update of the State's Beach Management Plan.
- Continue to work with the State to receive beach renourishment funds in the event the Town does not have local funding to renourish qualifying areas.



2. Beach Access

Need 2: With most of the oceanfront land under private ownership, the Town should seek ways to work with developers to incorporate public beach access in redeveloped sites, and to work with Property Owners Associations to protect accesses that currently exist.

Goal 2.1: Have adequate public beach access at Town-owned sites and seek innovative solutions to provide additional beach access for the public in privately owned neighborhoods and commercial areas.

Implementation Strategies:

- A. The Town should continue to implement its Capital Improvement Program and Land Acquisition Program to develop, renovate, or expand its beach parks.
- B. Continue to work with oceanfront developments to provide public access to the beach during redevelopment. Also work with neighborhood associations to protect neighborhood access points.
- C. Develop methods of increasing public awareness concerning beach access points through better access signage, informational kiosks, directional signage and brochures.

Town of Hilton Head Island's Beach Preservation Policy

The State's Beach Management Act requires local plans to include a beach preservation policy. The Town's original Beach Management Plan was first adopted in 1991. Today, the Town's Beach Management Plan is predicated on a comprehensive beach and dune restoration and preservation policy. This includes comprehensive beach restoration, maintenance, and monitoring as well as controls on the location of beachfront development and the activities that can occur near the beach and dune along the 14.8 miles of beach and dune area along the island.

Beginning in 1990, the Town embarked on an ambitious renourishment program with an ongoing maintenance program of sand fencing and native plantings. Since 1990, six additional beach restoration and maintenance projects have been completed. As a result, of these beach renourishment and maintenance projects, 13.7 miles of the beach and dunes system have been enhanced (also known as the "engineered beach"), thereby resulting in expanded areas that are subject to development pressures by construction that is not in the public interest and would not be in accordance with preservation policies and goals of the State of South Carolina and the Town of Hilton Head Island. In a few instances, the SCDHEC OCRM designated a newly formed embryonic dune as the new primary dune, which allowed development on the landward, and sometimes larger, dunes. However, legislation passed in 2016 by the State now prohibits the movement of the baseline seaward after December 31, 2017.

It is not and has not been the intent of the Town to encourage or permit development to move seaward as a result of the Town's beach renourishment projects and efforts. The Town's intent in pursuing the renourishment program is:



- ✓ To protect, preserve, restore, stabilize and enhance the beach/dune system through beach renourishment and other appropriate means, to provide for the protection of life and property, and to act as a buffer from high tides, storm surge, hurricanes, and erosion;
- ✓ To prohibit development from moving seaward onto new dunes or beach areas formed as a result of the Town's beach renourishment projects and efforts;
- ✓ To provide an important basis for a tourism industry that generates annual revenue for the State of South Carolina and the Town;
- ✓ To provide habitat for numerous species of plants and animals which are threatened or endangered, or which may become threatened or endangered as a result of the loss of the beach/dune system
- ✓ To provide habitat for beach/dune system vegetation that is unique and extremely important to the vitality and preservation of the system; and
- ✓ To provide a recreational beach at high tide.



1 – INTRODUCTION

1.1 PURPOSE

Local comprehensive beach management plans are an important and effective management tool for local governments to develop strategies for managing and protecting coastal resources. In South Carolina, if a local government wishes to participate in the state funding programs available for beach renourishment or other grant programs, the governing body must adopt and enforce a Local Comprehensive Beachfront Management Plan that is consistent with the South Carolina Beachfront Management Act. Section 48-39-350 of the South Carolina Code of Laws required local governments to prepare a local comprehensive beach management plan by July 1, 1991. This plan is to be updated at least every five years following its approval by the State of South Carolina.

The purpose of the Town of Hilton Head Island’s Beach Management Plan is to:

- ✓ Provide guidance for ordinances and actions that protect and preserve the beach and dunes;
- ✓ Provide guidance for local ordinances and actions that regulate development near the beach and dunes;
- ✓ Provide guidance and goals for future beach access;
- ✓ Provide guidance for beach management and maintenance; and
- ✓ Provide goals for future protection, preservation and regulation of the beach and dunes system.

1.2 HISTORY OF PLAN APPROVALS AND REVISIONS

The Town’s first Beach Management Plan was approved by the South Carolina Coastal Council (SCCC; now known as South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management – SCSCDHEC-OCRM) and was adopted by Town Council on June 17, 1991. Over time, the Plan has been amended by Town Council including amendments to the public access improvement section, changing the number of beach access parking spaces and the implementation schedule of the Plan. The Beach Management Plan was also adopted as part of the Town’s Comprehensive Plan in 2004, 2010 and 2020. Since initial adoption, the Plan has been reviewed by the State in 1992, 1995, 1998 and 2001. In 2009 a complete update of the plan was approved by SCSCDHEC-OCRM, and then minor modifications to beach parking were approved in 2011, which were also adopted as an appendix to the Town’s Comprehensive Plan. The plan was then updated and approved again by SCSCDHEC-OCRM in 2017. This is the five-year update to the plan as recommended by SCSCDHEC-OCRM.



1.3 OVERVIEW OF HILTON HEAD ISLAND

Hilton Head Island is located along the Atlantic Coast in Beaufort County, South Carolina. The Island is located about 22 miles northeast of Savannah, Georgia, and 15 miles south of Beaufort, South Carolina. It occupies a land area of approximately 23,000 acres (54 square miles), with approximately 34.4 square miles of high ground, and is approximately 12 miles long and 5 miles wide, making it the largest oceanfront island on the Atlantic seaboard between New York and Florida. It is bounded on the northeast by Port Royal Sound, Calibogue Sound to the southwest, and Skull Creek, part of the Atlantic Intracoastal Waterway, to the north.

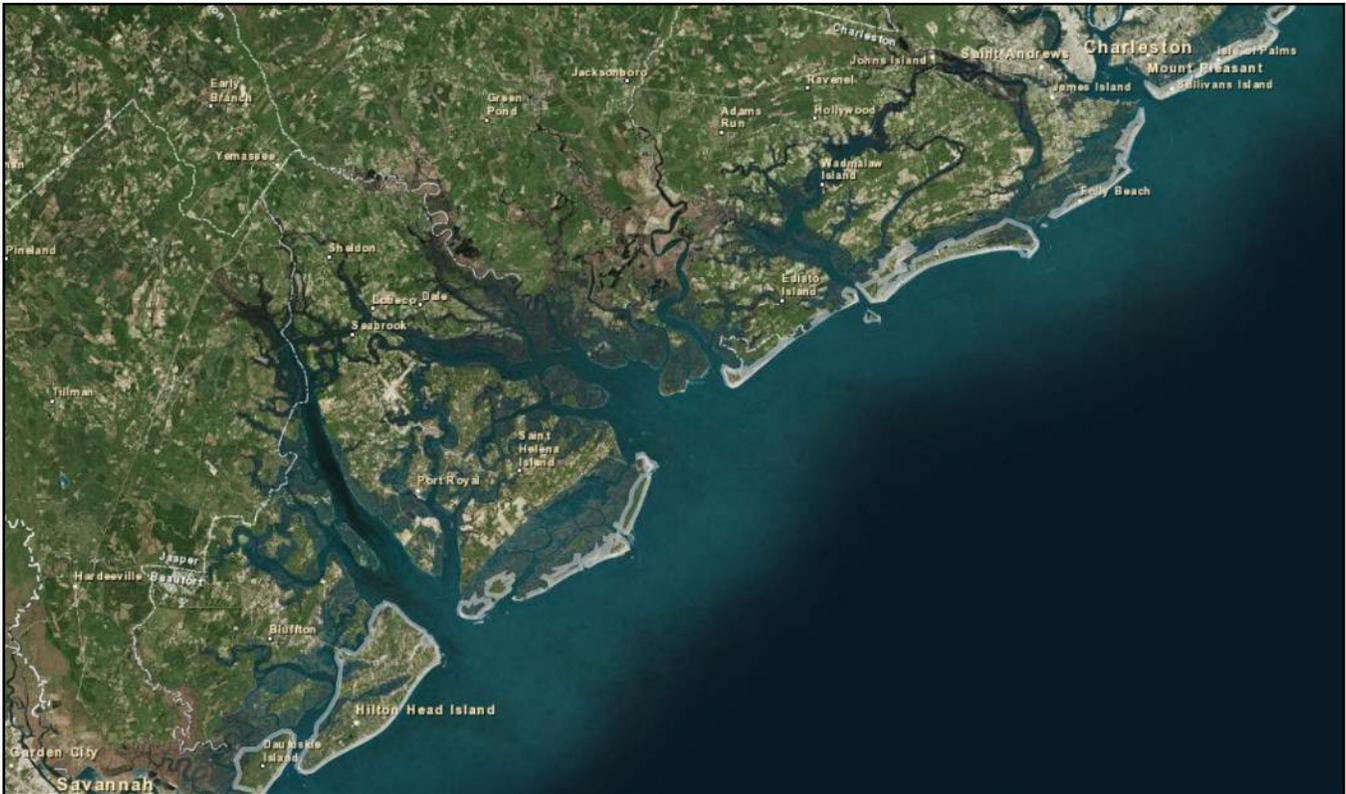


Figure 1 – Hilton Head Coastal Vicinity Map
Source: SCDHEC OCRM (

The Island's southeast shoreline faces the Atlantic Ocean and has a beach that stretches 14.8 miles from Braddock Cove in the south to Fish Haul Creek in the north. That beach segment runs uninterrupted except for a small tidal inlet located mid-island, called The Folly. Historically, the Island has had a wide, sandy beach along the northern and southern shorelines and a narrow, recreational beach mid-island at low tide. A seven-mile tidal inlet, Broad Creek, runs diagonally across the Island and opens into Calibogue Sound. The island is relatively flat with a maximum elevation of twenty-four feet in limited places. The average tidal range along the island can be between six and thirteen feet.

Access to the Island is provided by U.S. 278 over two, toll-free bridges, the Graves Bridge and Karl Bowers Bridge. William Hilton Parkway (US 278 Business) and the Cross Island Parkway (US 278) serve as the Island's primary roadways. The Fraser Bridge spans across Broad Creek to connect the Cross Island



Parkway with William Hilton Parkway on the south end of the Island. All other roads connect to these roads, making them the major thoroughfares that connect area residents and visitors to local residential, business, and recreational areas. From its beginnings as a rich and abundant agrarian community to its current status as a distinguished resort and retirement community, Hilton Head Island has become known for its unique island character which integrates high quality design in the built environment blended with the superior natural beauty of the Island's maritime forests, beaches, estuaries, wetlands, and diverse wildlife. Currently, approximately 70% of the Island has been developed as master planned communities, also referred to as Planned Unit Developments (PUDs), which contribute significantly to the unique character and demographics composition of the Island. These PUDs reflect a tradition of planned street patterns, dwelling sites, and locations for public and institutional activities adapted to a modern resort concept that is uniquely Hilton Head Island.



Figure 2: Aerial Photograph of Hilton Head Island



Figure 3 - Overview of Hilton Head Island and Limits of the OCRM Regulated Beach.



1.4 CURRENT BEACH MANAGEMENT ISSUES

Development Issues

One of the most significant threats to the shoreline of Hilton Head Island is from continuous development pressure to construct as closely to the dunes system as possible. With the Island approaching build-out, older developments are renovating or redeveloping with larger building footprints that push ever closer to the dunes system and beach. There are still several vacant parcels of land seaward of existing developments that usually encompass the dunes system, known as strand blocks. Most of these are owned by property owners' associations.

Environmental Issues

The Town also faces various environmental concerns in relationship to the management of its shoreline. Erosion of the beach is ongoing at some locations and has prompted the ambitious and expensive comprehensive beach renourishment and restoration program by the Town. The Town of Hilton Head Island has spent roughly \$84 million in beach renourishment projects from 1990-2021, resulting in a wider, higher and more robust beach configuration suitable for both active and passive use opportunities at all stages of the tide. Annual monitoring of beach conditions is undertaken, and a sustainable and continuous local funding source has been established for the beach renourishment program. The potential for negative impacts from climate change and sea level rise will require the Town to continue to evaluate the long-term viability of renourishment as its primary shoreline management technique and plan accordingly.

In addition to beach renourishment, strategic shoreline stabilization has also been performed through the use of hard structures, such as groins and breakwaters at seven locations along the island's shoreline.

The protection and enhancement of the dunes system and its vegetation, as a part of an overall approach to beach management, is an extremely important issue for the Town. This area of the beach helps to protect life and property by serving as a storm barrier and habitat for several species of plants and animals, some of which are listed as threatened or endangered under the Endangered Species Act. As the number of beachgoers and activities on the beach increases, more demand will be placed on these important resources. Additionally, the protection of critical habitats, such as tidal inlets and creeks, like The Folly, as well as Fish Haul Creek, is also a concern.

Beach Access

There are very few undeveloped beachfront parcels remaining on the Island whereby public beach access could be expanded. This makes preservation, enhancement, and expansion where practical, of any current beach parking and access location critical to the Town's beach management. Redevelopment projects may offer the opportunity to secure additional easements open to the general public. Prior to the incorporation of the Town in 1983, public access to the beach was provided by more informal access areas. People often parked along the sides of roadways or on undeveloped properties to access the beach. As the Island has continued to develop, additional parking and access areas have been developed by the Town, as well as other beachfront developments, for visitors and residents of the Island. The Town has constructed eight public



beach parks. Other private developments contain a total of eight beach parks that serve thousands of visitors and residents of the Island.

Water Quality

It is important to maintain a high level of beach water quality to protect the natural functions (i.e., chemical, biological, and physical) and recreational opportunities (e.g., swimming, fishing, wading, boating). To support this, the Town of Hilton Head Island directs all storm water runoff and drainage away from the beach area, however there is a natural tidal inlet known as the Folly that does convey runoff from a very small area of developed land. Moreover, storm water quality is monitored monthly on Hilton Head Island at 18 watershed outfalls. SCDHEC OCRM monitors locations throughout the recreational swimming season, designated as April 15 through October

15. The Town of Hilton Head Island has not had a beach closure since 2014. The last time an advisory was issued was 2018, but it did not warrant a closure. Overall, beach water quality is very good to excellent. To ensure that this does not change, the Town must continue to monitor water quality and make any necessary changes as a result of test indications.

Hurricane and Storm Damage

As a coastal community, the potential for hurricanes and the associated impacts must be considered. In addition to the Town's efforts to maintain adequate storm protection through the continuation of beach renourishment, dune restoration and maintenance, maintenance of strategic shore stabilizing groins and breakwaters, as well as improvements in disaster response and recovery are being addressed. Since 2003, the Town has an adopted and updated a post-disaster recovery plan that will be implemented after experiencing the effects of a major storm event, as in Hurricanes Matthew (2016) and Irma (2017). In relationship to beach management recovery efforts, issues for the Town include the recovery and disposition of overwash sand, damage assessment of structures, and the permitting process for oceanfront properties. A later chapter will discuss planning efforts currently underway in regard to these issues.

Climate Adaption and Sea Level Rise

As Hilton Head Island is a barrier island subject to the impacts of sea level rise and other climate related affects, it is vital that a plan be developed to enhance resiliency of the island's infrastructure and developed areas against future storm events and potential sea level rise. In order to improve the resiliency of the island, the prudent application of climate change science and data to inform our administrative decisions, public policy, and infrastructure investments is critical. This year, the Town shall conduct a SWOT analysis, identifying the Strengths, Weaknesses, Opportunities and Threats of Hilton Head Island resiliency with respect to climate change and sea level rise. By using the most up to date models and sound information on future projections, the Town shall assess vulnerabilities and enhance our adaptive capacity with tools and actions designed to protect the short and long-term interests of our residents and businesses and public infrastructure by developing and implementing a climate adaption and sea level rise plan.

The Town's beach renourishment program, beginning with the project currently under design will include provisions for increased storm and sea level rise protections over the life of the project to enhance climate change resiliency.

Social Issues



The increasing popularity of the beach with a fast growing regional population and free or inexpensive beach parking has resulted in more intense use of the beach for recreational and commercial purposes. In addition to the increasing numbers of beachgoers, commercial companies are marketing the beach as a location for special events, such as weddings, parties, fitness programs, animal training, sporting events, religious services. The Town must ensure that these events do not interfere with any other franchise agreements that currently exist for beach areas and that other codes are not violated. This requires increased efforts by Town staff and other enforcement agencies.



Figure 4: Hilton Head Island recreational beach (in-season).



2 - INVENTORY OF EXISTING CONDITIONS

2.1 GENERAL CHARACTERISTICS OF THE BEACH

Hilton Head Island is a compound barrier island formed by the advancing and falling sea during which sediment was deposited and leveled a number of times. The northern portion is a core of marine sediments deposited during periods of higher sea level caused by melting of continental ice sheets in the early Pleistocene epoch (1 million- 10,000 years ago). This area generally extends from Skull Creek, east to Port Royal Sound and Fish Haul Creek, and west to Brams Point following the western bank of Broad Creek. Much of the land area east and southeast of Broad Creek is a “fringe” of marine sediments. Fine sand was pushed inland by the rising sea level, caused by another time of warming and thawing of ice during the Holocene Period of the Pleistocene Epoch. The approximate “foot” shape of Hilton Head Island is typical of barrier islands on the “mesotidal” shoreline, in the interior of the Georgia Bight. Islands in this area are wider than other barriers, strongly influenced by tides (2-4 meters in range), shaped by waves and currents, and develop ebb-tidal deltas such as Joiner Bank (Port Royal Sound) and Barrett Shoals (Calibogue Sound).

The existing conditions along the sand beach shoreline of Hilton Head Island are the result of natural erosion patterns and various shoreline stabilization efforts. Historically, wide, sandy beach areas generally occur along portions of the Island’s shoreline, indicating areas of accretion. Accretion is the gradual buildup of sediment that results in an increase in the size (i.e., width) of the beach. Other areas of the Island’s shoreline have been more vulnerable to erosion and have a narrower beach area. Typically, a wide, sandy beach occurs on the northern and southern ends of the Island, with a narrower beach occurring mid-island. Ongoing erosion has been continually mitigated by beach renourishment projects.

The limits of the SCDHEC-OCRM regulated beach run from Braddock Cove to Fish Haul Creek. In February of 2022, Section 8-1-112 of the Town’s Municipal Code was amended to extend the limits of the Town regulated beach from Braddock Cove to Park Creek, from the first property line into the water 75 yards from the low water mark. The surface material of the beach contains a mix of silica sand, or quartz sand and shell fragments, which is typical of other shorelines along this area of the coast and has a light brown appearance. The native sand is approximately 0.18 to 0.22 mm in average grain size.

Along the shoreline, the existing dunes system varies in width and height. This system is defined by the Town of Hilton Head Island’s Municipal Code as “one or a series of hills or ridges of wind-blown sand or one or a series of hills or ridges of sand resulting directly or indirectly from restoration or beach renourishment, all of which may or may not be anchored by vegetation and is in the vicinity of the beach.” The average dune height is approximately six feet, with height ranging from three to twelve feet.



2.2 GENERAL LAND USE PATTERNS

Hilton Head Island is known for its natural beauty and a sense of harmony between the natural and built environment. Over 70% of Hilton Head Island has been developed with master planned communities, which occupy the majority of the Island's shoreline. These beachfront planned developments include Sea Pines, Palmetto Dunes, Shipyard, and Port Royal. In general, these developments are largely single-family developments with some multi-family and resort areas along the beach. Other beachfront areas include South and North Forest Beach, Folly Field, Singleton, Bradley/Burkes Beach, and Fish Haul/Mitchelville Neighborhoods.

According to the 2020 Census, there are approximately 37,661 permanent residents on the Island. Census data also indicate that the Island's population consists of a higher percentage of older adults and retirees with a median age of 57.9 and median household income of \$86,171 and an average household size of 2.2 people. The beach and associated amenities drive the Island's economy and contribute significantly to the economic vitality of the region, supported by the Island's tourism industry.

2.2.1 Beach Uses

In the past 30 years, the beach at Hilton Head Island has gone from an area with low volumes of beach walkers, sunbathers, and swimmers to an area with more frequent and dense volumes of daily beach users. The primary uses of the beach include the traditional uses of walking, biking, wading, swimming, and sunbathing. The Town contracts with a private company, Shore Beach Services, to provide lifeguard services during certain times of the year. This service also includes litter patrol and collection, including recycling, and beach rental items. Other popular activities are fishing, surfing, kiting, volleyball, sailing, bocce ball, and other beach games. The beach is also used for special events such as weddings, parties, fitness program, animal training locations, racing events, and religious services.

2.2.2 Benefits and Values of the Beach

Natural habitats and resources are also recognized for the economic benefits that they provide. Protection of natural resources is identified in the Town's Comprehensive Plan as essential to maintaining the high quality of life on Hilton Head Island. Many residents have indicated that the attributes of coastal ecosystems, including marshes, mature trees, marine waters, and sandy beaches influenced their decision to purchase property on Hilton Head Island. In addition, the accessible ocean beach is a predominant factor in the local tourism and vacation rental economy. Eco-tourism has also increased as a strong economic market on Hilton Head Island and the surrounding area.

Hilton Head Island's shoreline is a diverse and productive ecosystem that serves as a critical link between the water and the land. The sandy beach and dunes system serves as the Island's first line of protection from the high winds and waves associated with storm activities and turbulent seas. This area also supports a rich web of life including animals like marine worms, clams, shrimp, and crabs that in turn attract predators such as seabirds, which depend on sandy beaches for their foraging activities. The beach provides critical nesting and foraging habitat for several species of marine turtles, shorebirds, and other animals.



Recreational opportunities such as fishing, swimming, beachcombing, bird-watching, and sunbathing are also provided by the beach and contribute significantly to the success of the multi-million dollar tourism industry on the island.

According to a recent College of Charleston study on the economic impact of tourism on Hilton Head Island, the Island hosted 3,126,856 visitors in 2021. The beach and its associated amenities were cited as the most important reason for choosing Hilton Head Island, according to the (Hilton Head Island Visitor Profile and Conversion Study, 2010). According to this same study, travel parties reported spending an estimated \$2,726 per trip during week-long trips to the Island. In order to help maintain the recreational quality of the beach associated with this industry, the Town of Hilton Head Island utilizes recurring beach nourishment projects as its primary means of beach management, which is anticipated to be needed every seven to nine years.

The primary source of funding for these renourishments is a 2% local Accommodations Tax levied on short term rentals, hotels, and motel accommodations, which provided \$1,959,607 last year and \$10,010,412 over the last five years (2016-2021) in funding dedicated to beach renourishment and related monitoring, dune refurbishment, maintenance and operations, and new beach parks and beach access facilities. It is desired and anticipated that this source of funding will remain a viable resource in future years. The beach management program will also benefit from additional revenues derived from a new beach parking master plan. This document contemplates this and other issues surrounding the continuation of the Town's Beach Management Program and other alternatives for beach preservation. The Town adopted special zoning districts along the beachfront to prevent development from moving further seaward, which is discussed in more detail in the Land Use Development and Zoning section.

The economic impact of South Carolina's eight coastal counties was assessed in a 2020 report prepared by the S.C. Sea Grant Consortium (Gorstein, 2020). It reported that in 2017 the eight coastal counties produced 28% (\$66.58B) of the State's total GDP. Within the ocean economy subset of the total economy (consisting of marine construction, living resources, offshore mineral extraction, ship and boat building, tourism and recreation, and marine transportation), tourism and recreation accounted 87% and 80.7% of the ocean economy work force and GDP, respectively. While population growth among the coastal counties increased by 51% over the 19 years from 2000-2019, Beaufort County exceeded this percentage, growing by 59% over the same period. Findings of the report indicate continued growth of the coastal population and ocean economy, and furthermore highlights the importance of sustainable use of the natural resources that support the ocean economy (Gorstein, 2020).

The economic impact of the coastal areas has also been recognized by DHEC OCRM in a report that was issued in October of 2002. According to this report, 22% of the state's economy is a result of the output of revenues from coastal areas. This report also indicated that a quarter of the state's population growth in the last 10 years has occurred in the eight coastal counties. One in every three new private jobs during the past decade has been created along the coast and when compared to other areas of the State the average income in coastal areas is higher (Henry, M.S. & Barkley, D.L. 2002. The Contribution of the Coast to



the South Carolina Economy. Clemson University Regional Economic Development Research Laboratory). <https://www.scseagrant.org/assessing-south-carolinas-ocean-economy/>

2.3 BEACHFRONT DEVELOPMENTS AND ZONING

The Town's Land Management Ordinance, in Chapter 3 (Zoning Districts) provides for the establishment of certain base and overlay districts for the purpose of guiding development in accordance with existing and future needs and to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare. Of these zones, a large portion of the beachfront area is zoned PD-1 (Planned Development Mixed-Use District). Sea Pines and Port Royal Master Plans specifically identify much of their beachfront area as 'open space.' To change this land use, it typically would require a vote of the majority of property owners as this property is typically owned by the POA. Such a change would then require a rezoning by Town Council. Other areas along the beach are classified into different zones. The designation of 'open space' along the beach is not specifically identified in these other zones as it is in the PD-1 zone.

Density in the beachfront zoning districts is limited, in part to protect and preserve the beach and dunes system. The PD-1 zoning districts are typically 2 or fewer units/acre. The beachfront zone which allows the most density is the Coligny Resort District, for which the allowable density is undefined; it is limited by applicable design and performance standards such as height and parking. The Resort Development District allows 16 dwelling units per acre.

The following is a listing and brief description of the character and purpose of each of the beachfront zoning districts (see Figure 5).

- **PD-1 (Planned Development Mixed-Use District):**
The purpose of the Planned Development Mixed-Use (PD-1) District is to recognize the existence within the Town of certain unique Planned Unit Developments (PUDs) that are greater than 250 acres in size. Generally, these PUDs have served to establish the special character of Hilton Head Island as a high-quality resort and residential community. It is the intent in establishing this district to allow the continuation of well-planned development within these areas. In limited situations, some commercially planned portions of PUDs are placed within other base districts to more specifically define the types of commercial uses allowed.
- **RSF-6 (Residential Single-Family-6 District):**
The purpose of the Residential Single-Family-6 (RSF-6) District is to primarily accommodate single-family dwellings at densities ranging up to six units per acre. It is intended to discourage any use that would substantially interfere with the development of single-family dwellings or would be detrimental to the quiet residential nature of single-family neighborhoods. The district also accommodates agricultural uses and parks as permitted uses.



- **RM-8 (Moderate Density Residential District):**
The purpose of the Moderate Density Residential (RM-8) District is to allow the development of residential uses at densities up to eight dwelling units per net acre. The district allows a variety of residential uses, along with uses that support neighborhoods. The district is intended to discourage development that would substantially interfere with, or be detrimental to, moderate residential character.
- **Coligny Resort District:**
The purpose of the Coligny Resort (CR) District is to recognize and promote further investment in the area near Coligny Circle as an activity center and a core high-energy and visitor-oriented resort destination that encourages people to live, work, and recreate within the district. The district is intended to accommodate relatively high-intensity commercial, office, residential, and mixed-use development that is pedestrian oriented and human-scale. It is also intended to promote development that integrates civic and public gathering spaces and connects to such places in nearby developments and public places.
- **RD (Resort Development District):**
It is the purpose of the Resort Development (RD) District to provide for resort development in the form of multifamily development, bed and breakfasts, and resort hotels. It is also the purpose of this district to provide for commercial development aimed at serving the island visitor.
- **PR (Parks and Recreation District):**
The purpose of the Parks and Recreation (PR) District is to accommodate and manage the land uses allowed on publicly held land used for active or passive recreation purposes, or publicly owned land preserved in its natural state for public enjoyment. Development in this district shall be allowed and designed to minimize, as much as possible, its impact on both the natural environment and the community.
- **CON (Conservation District):**
The purpose of the Conservation (CON) District is to preserve and protect environmentally sensitive tidal wetland and beachfront lands subject to natural hazards by ensuring these areas only accommodate very low intensity development that minimally disrupts natural features or systems (either temporarily or permanently). The upland boundary of this district corresponds to the OCRM Critical Line and therefore is approximately coterminous with all tidal wetlands and the upland boundary of the beach, as defined in Section 8-1-112 of the Municipal Code, and extends outward to the Town jurisdictional boundary, as identified in Section 2-1-20 of the Municipal Code.
- **FF-NC-O (Folly Field Neighborhood Character Overlay District):**
The purpose of the Folly Field Neighborhood Character Overlay (FF-NC-O) District is to protect the single-family residential character of the district and in particular the development and redevelopment of lots within the district. All new development and changes to existing development in the district are subject to the overlay district regulations in addition to those listed in Sec. 16-3-104.C, Residential Single-Family-5 (RSF-5) District.
- **FB-NC-O (Forest Beach Neighborhood Character Overlay District):**



The purpose of the Forest Beach Neighborhood Character Overlay (FB-NC-O) District is to protect the single-family residential character of the district and in particular the development and redevelopment of lots within the district. All new development and changes to existing development in the district are subject to the overlay district regulations in addition to those listed in Sec. 16-3-104.C, Residential Single-Family-5 (RSF-5) District.

- HH-NC-O (Holiday Homes Neighborhood Character Overlay District):
The purpose of the Holiday Homes Neighborhood Character Overlay (HH-NC-O) District is to protect the single-family residential character of the district and in particular the development and redevelopment of lots within the district. All new development and changes to existing development are subject to the overlay district regulations, in addition to those listed in Sec. 16-3-104.D, Residential Single-Family-6 (RSF-6) District. Existing nonconforming structures and site features may be expanded as long as the site complies with certain standards for the required floor area ratio (FAR) and maximum impervious cover.

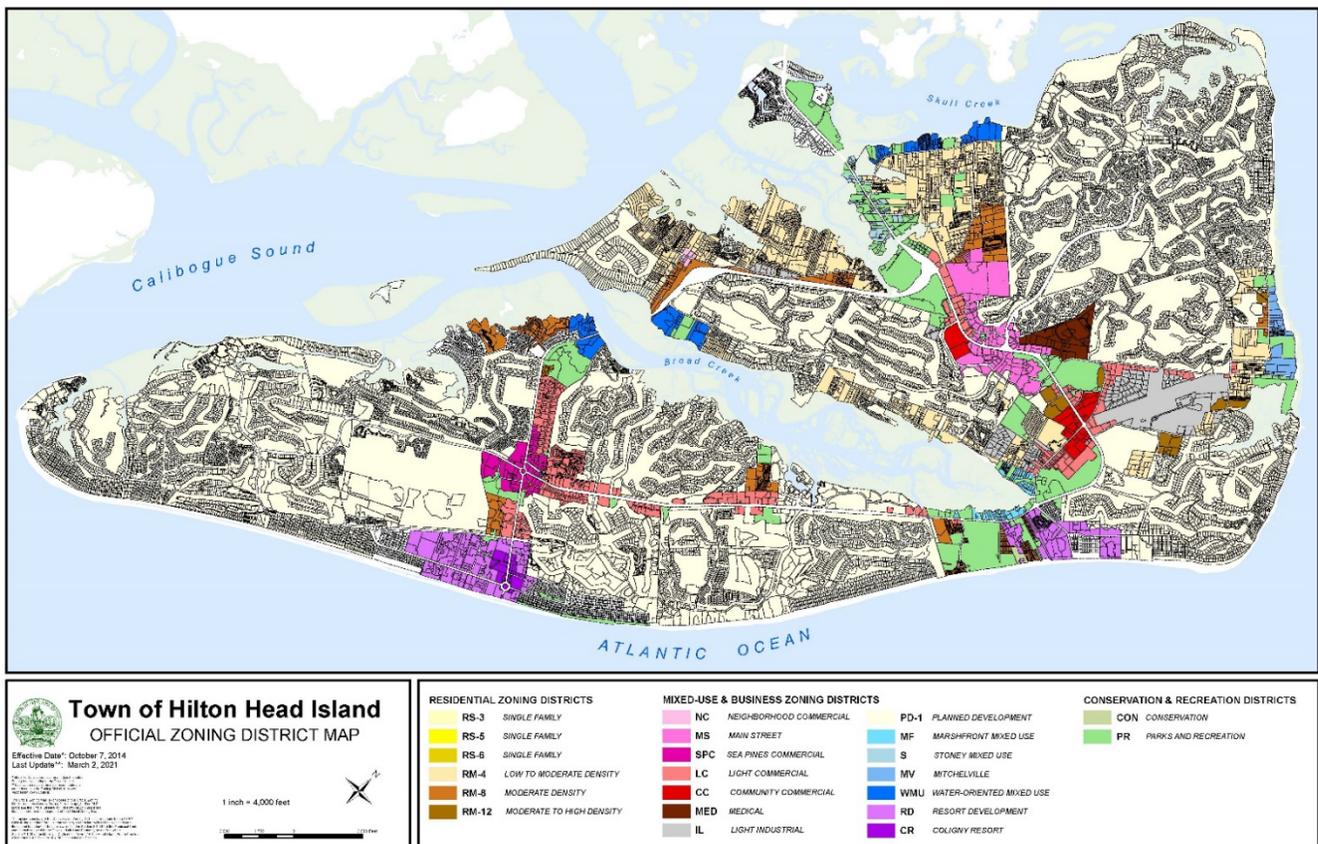


Figure 5: Hilton Head Island Zoning Map.



Zoning regulations for beachfront areas adjacent to these PUD’s are based on their individual master plans as part of the Planned Development Mixed Use Zoning District (PD-1) within the Town. In addition to these regulations, the Town’s Land Management Ordinance requires that developments along the beach comply with special zoning districts.

Table 1: Major Beachfront Planned Developments

<i>Sea Pines Plantation:</i> 4,694 acres 5,890 residential units maximum permitted (includes both single family and multi-family)
<i>Shipyard:</i> 726.3 acres 279 single family lots <u>1,588 multi-family/hotel units</u> 1,867 units total
<i>Palmetto Dunes:</i> 1839 acres 1,231 single family <u>3,653 multi-family</u> 4,884 total units
<i>Port Royal:</i> 1,254 acres 1,021 single family lots/homes <u>1,032 multi-family</u> 2,053 total units

Town of Hilton Head Island, 2022

The following is a summary of the private covenants and restrictions that apply to each of the beach-front planned developments moving south to north along the Island’s shore.

Sea Pines

Setbacks and other restrictions for properties in this PUD are outlined in the “Guidelines and Procedures for Design and Construction of Single-Family Residences” (November 1991). Owners of oceanfront lots are strongly encouraged to locate new homes as far from the beach as possible. As an example, the Sea Pines Architectural Review Board (ARB) has established a setback from the oceanfront property line for all vertical construction of 50 feet or 25 percent of the lot depth, whichever is greater. The ARB reserves the right, depending on special circumstances on a case-by-case basis, to approve variances from this setback guideline. The ARB also applies several aesthetic and natural setting considerations as it reviews proposed beachfront projects.

Setback requirements for pools and spas in Sea Pines are also outlined in the guidelines for beachfront lots the decks of “in-ground” and “above-ground” pool and spa units, including decking, are considered “vertical” structures and are thus subject to the minimum 50-foot setback from the beachfront property line.



Persons who believe these regulations are unfair, inconsistent with past practices, or fail to consider all relevant facts and information may formally request the matter be reviewed and reconsidered again by the ARB via an appeal or variance. The Guidelines and Procedures outline the process for such appeals or variances.

Shipyard

This development has very limited beachfront area, which is currently developed with a hotel and beach club for visitors and residents of the development. Beachfront setbacks for the development are not mentioned within the Shipyard ARB guidelines or restrictive covenants, so the Town's setbacks apply that are further described in Section 4.2.4, Beachfront Development Regulations.

Palmetto Dunes

Setback requirements for this development are outlined in its "Architectural Review Board Policies, Procedures and New Construction Guidelines" (March 2005). This outlines the beachfront setback requirements as generally being 50 feet from the beachfront. Pools and their surrounding decks have a setback of 20 feet. Variances from these setbacks may also be sought from the Architectural Review Board.

Port Royal

Setbacks in this PUD are outlined in the "Port Royal Plantation Plans Approval Board Guidelines and Procedures" (November 2005). Property line setback regulations require that no vertical construction shall be closer than 50 feet from a property line adjoining a golf course, lagoon, ocean, dune area or marsh. Variances and appeal procedures area also included.

2.3.1 Beachfront Structural Inventory

Section 48-39-350(A) (3) of the Beachfront Management Act requires all communities to include an inventory of all structures located seaward of the SCDHEC OCRM setback line as part of their local beach management plan. Structural inventory guidelines required by the state are as follows:

- If any portion of a structure is seaward of the setback line document the distance seaward the structure is located.
- Commercial structures are considered habitable structures;
- Count all detached structures as separate from the building(s) (decks, boardwalks, pools, etc.); and
- An erosion control structure which covers more than one tax parcel should be counted as a separate structure for each parcel.



This inventory was conducted in May 2022 using the Town’s GIS data and can be found in Appendix 7.2. The summary of total numbers of beachfront structures seaward of the setback line is provided below:

2022 Beachfront Structure Inventory	
222	Habitable structures < 5,000 SF
18	Habitable Structures > 5,000 SF
27	Ancillary Structures
244	Swimming Pools
304	Decks/Patios/Driveways
372	Boardwalks
14	Fences
66	Rock Revetment
5	Concrete Seawalls and
5	Timber Seawalls

2.4 NATURAL RESOURCES AND ECOLOGICAL HABITATS

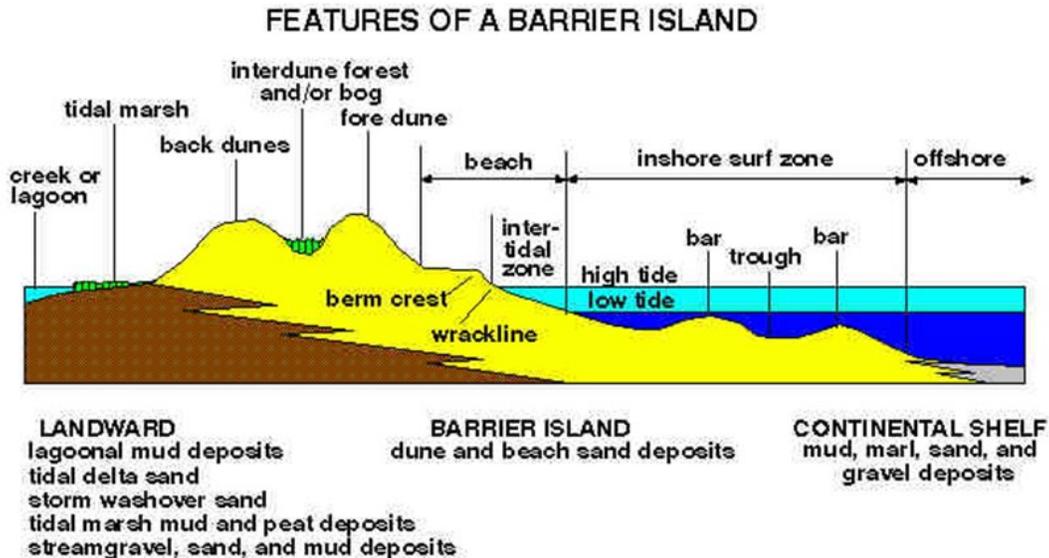


Figure 6: Typical features of a barrier island.

A main concern in managing South Carolina’s oceanfront beaches is the protection and conservation of coastal natural resources and ecological habitats. As part of a coastal barrier island, the Hilton Head Island beachfront exhibits a variety of natural resources as a result of the diversity of ecotypes and habitats that occur. The interaction between shifting terrestrial sand dune and beach habitats, shallow coastal waters, and the open ocean result in a dynamic landscape that is used by various organisms.

Three terrestrial habitats are found around the Hilton Head Island beachfront, namely the beach community, maritime shrub thickets, and maritime forest. Maritime forests are upland communities typified by live oak, cabbage palmetto, and loblolly pine. Small remnant patches of this habitat are scattered throughout the island. Maritime shrub thicket communities commonly grow in older dunes, behind the primary dunes, and include salt tolerant shrubs such as wax myrtle, yaupon holly, and red cedar. Finally, the beach community generally includes the open beach and dune habitats, as well as the foreshore zone that is frequently inundated by the tides. Each ecological community provides benefits to plants and animals that use the habitat to forage, as shelter for nesting or for a combination of these uses.

The zone of dunes extends from the seaward edge of the beach berm to the seaward edge of the maritime forest tree line. Dunes on Hilton Head Island are relatively small due to the lack of strong, direct winds. Dunes form when wind-blown sand lodges against an obstacle, such as dune vegetation. Native plants, including sea rocket, seaside pennywort, morning-glory species, beach pea, dune sandbur, sea oats, seaside panicum, camphorweed, yucca species, wax myrtle and yaupon, are resistant to blowing salt and stabilize the dunes with their roots. The typical “dune field” has five zones:

- Sea wrack: Debris, primarily dead spartina grass, deposited by high tides;
- Embryo dune: Sand that collects in the sea wrack;



- **Foredune:** The seaward dune that is stabilized by plants;
- **Interdune troughs:** Low areas between dune ridges; and
- **Back dunes:** One or more dunes landward of the foredune populated by common seaside grasses, shrubs and stunted trees.

The importance of barrier islands as habitat for plants and animals is significant. Many animals are dependent on smaller prey available on open beach habitats as part of complex food webs. Some animals also require the sands of primary dunes on barrier islands, such as at Hilton Head Island, for nesting sites and are unable to successfully reproduce without access to this habitat. In the water, nearshore subtidal bars and sand flats can support large numbers and species of marine invertebrates and fish that cannot thrive in the open ocean. Long-term or permanent alteration to these habitats can affect the type, health, and vitality of marine plants and animals.

Natural habitats and resources are also recognized for the social and economic benefits that they provide. Protection of natural resources is identified in the Town's Comprehensive Plan as essential to maintaining the high quality of life on Hilton Head Island. Residents indicate that the attributes of coastal ecosystems, including marshes, mature trees, marine waters, and sandy beaches influenced their decision to purchase property on Hilton Head Island. In addition, the accessible ocean beach is a predominant factor in the local tourism and vacation rental economy. Eco-tourism has also increased as an economic market around Beaufort and on Hilton Head Island.

Several natural resource protection efforts have been achieved and continue for the Town of Hilton Head Island.

- **Beach nourishment:** Conducted in 1990, 1997, 1999 (emergency work at South Beach), 2006/07, 2011/12, and 2016/17, these projects have created suitable nesting habitat for sea turtles along miles of previously eroded and/or reveted beach. It protects the sand dune habitat, promotes native plant and animal species that depend upon it and protects the shoreline from destruction by erosion. Approximately 13.7 miles of beach have been nourished and renourished under these projects.
- **Dune rebuilding/revegetation:** Sand fencing and native beach plants are installed to help enhance the restoration of dune habitat previously destroyed by erosion.
- **Dune Protection Ordinance:** Prohibits the alteration, destruction, or removal of any portion of a sand dune, except by obtaining a valid permit for construction or development from all required governmental authorities, including the Town. It also prohibits the alteration, destruction, or removal of any dune vegetation, except as authorized by the Town.
- **Sea Turtle Protection Ordinance:** Adopted in 2021, this ordinance is to protect threatened and endangered sea turtles known to nest on the beaches of Hilton Head Island, including Loggerhead, Leatherback and Kemp's Ridley Sea Turtles, by limiting artificial light that is visible from the beach. Artificial light is documented to cause misorientation and disorientation of nesting females and sea turtle hatchlings, which is documented to lead to injury and death of adult sea turtles and hatchlings.



Prior to each season, the Town and the Coastal Discovery Museum and the Turtle Patrol volunteer organization use the media and informational brochures to advertise the ordinance and citizen's volunteer groups and beach front Property Owner's Associations help monitor and promote compliance. Town Code Enforcement Officers patrol the beaches regularly at night throughout the season to ensure compliance.

Sea turtle monitoring: This has been an ongoing program of Coastal Discovery Museum since 1984 (funded by the Town since 1989) that surveys and inventories sea turtle nests which provides information on nesting activity and hatchling success rate. The Town has been accurately mapping the nests since 1999 using GPS technology. Educational benefits are afforded to the public through opportunities for participation in the program, staff lectures and the distribution of a brochure written by the Town that gives information on sea turtle life history, states the regulations protecting them and gives contact numbers to report violations. (See Figure 8).

- **Tree Protection Ordinance:** Established in 1986, this ordinance protects native vegetation. Through the tree approval process, parcels are examined prior to development to ensure trees are marked for removal according to the approved site plan. Applicants are also encouraged to protect non-tree understory plants and are required to replant native trees similar to those removed if the post-development site no longer meets ordinance standards.
- **Wetland Protection Ordinance:** Established in 1986, this protects both salt and freshwater wetlands through the use of setbacks and buffers. Mitigation in-kind and on-site or - at another location on the Island is required for any wetland alteration. Monitoring the success of the mitigation is required for three years, with written reports required every six months and corrective action taken as necessary.
- **Design Review Board:** Established in 1987, this board reviews development projects along major roads, conservation districts, and waterfront areas (including beaches). It requires vegetated buffers (natural preferred) along waterfronts; reviews landscape plans to ensure that a post-development site is adequately vegetated and encourages the use of native plant materials.
- **Land Acquisition Program:** Established in 1990, this program uses funds from a Land Transfer Fee and allows the Town to purchase properties for a variety of reasons, including beachfront and environmentally sensitive lands. The Town now owns over 1,295 acres, acquired through this program. Most of the undeveloped beachfront property outside of the gated communities is now owned by the Town.
- **Town Staff:** The Town Engineer oversees the beach renourishment projects and the monitoring of the physical beach, the Environmental Planner reviews all beachfront site plans. There is a four-person Beach Operations team that, among other things, monitors the beach for litter and debris, maintains signs and beach mats, etc. The two Code Enforcement Officers are responsible for tree and wetland protection inspections and compliance, enforcement of beach related regulations and ordinances in the Town Code.
- **Water Quality Monitoring - Beachfront:** SCDHEC manages the water quality monitoring and



testing of the beachfront for enterococcus.

- **Shore Bird Protection:** The Town of Hilton Head Island monitors two federally threatened shorebirds, piping plovers and red knots, which typically occur on the north end of the island. Both species use the island during fall and spring migration and winter and may be present on the island from 15 July – 15 May. The monitoring area extends from Beach Marker 120 to Fish Haul Creek, and Mitchelville Beach to the north. Monitoring includes high tide surveys when birds are more concentrated to count and identify resting birds and low tide surveys to count and identify feeding birds and to determine where to conduct benthic sampling, which monitors food availability. To obtain local population numbers for the season, monitoring is done weekly in November; one resting survey and two feeding surveys are done monthly from December to mid-March, and two island-wide surveys are done during migration in March and September.

Public education on these species is conducted via lectures and written articles in various media, brochures available in public areas of Town Hall, and information on these birds and their protection on the Town website and posted seasonally in the main lobby of Town Hall. Resting areas on the beach are posted with closure signs that prohibit entrance by dogs or people; these signs are relocated as the birds move their resting areas. Interpretive signs are also being designed for posting at public beach entrances.



2.4.1 Threatened and Endangered Species

Figure 7 shows a map of Piping Plover, Loggerhead Sea Turtle and proposed Rufa Red Knot Critical Habitat. Piping Plover and proposed Rufa Red Knot Critical Habitat are located on the north end of Hilton Head Island. There is no Critical Habitat for the Loggerhead Sea Turtle on Hilton Head Island. The closest Loggerhead Critical Habitat is approximately 2 miles north across the Port Royal Sound along the Bay Point Island shoreline. Nesting surveys on Hilton Head Island beaches in 2021 recorded 282 Loggerhead nests and 1 Green Sea Turtle nest (SC DNR, 2021).



Figure 7: Designated Critical Habitat for ESA listed species on Hilton Head Island. Source: Coastal Eco-Group, Inc.



Table 2: List of Endangered and Threatened Species that use the beachfront and their associated State Wildlife Action Plan (SWAP) priority levels.

Common Name	Scientific Name	Federal	State	SWAP Priority	Habitat/Activity
Fish					
Shortnose sturgeon	<i>Acipenser brevirostrum</i>	E	E	Highest	Nearshore waters
Reptiles					
Loggerhead turtle	<i>Caretta caretta</i>	T/CH	T	Highest	Beaches (nesting)
Leatherback turtle	<i>Dermochelys coriacea</i>	E	E	Highest	Beaches (nesting)
Atlantic green turtle	<i>Chelonia mydas</i>	T	T	Highest	Beaches (nesting)
Kemp's ridley sea turtle	<i>Lepidochelys kempii</i>	E	E	Highest	Nearshore waters (foraging)
Birds					
Piping plover	<i>Charadrius melodus</i>	T/CH	n/a	Highest	Beaches, Intertidal flats (wintering)
Rufa red knot	<i>Calidris canutus rufa</i>	T	n/a	Highest	Beaches, Intertidal flats (wintering)
Bald eagle	<i>Haliaeetus leucocephalus</i>	T	T/BGEPA	High	Dunes
Brown pelican	<i>Pelecanus occidentalis</i>	n/a	n/a	High	Beaches
Least tern	<i>Sterna antillarum</i>	NL*	T	Highest	Beaches, Dunes (nesting)
Wilson's Plover	<i>Charadrius wilsonia</i>	NL	T	Highest	Beaches, Dunes (nesting)
Wood stork	<i>Mycteria americana</i>	T	E	Highest	Dunes
Mammals					
West Indian manatee	<i>Trichechus manatus</i>	T	E	Highest	Nearshore waters (Wintering)

State listings are from the South Carolina Department of Natural Resources.

Federal listings are from the NOAA Fisheries Service and the USFWS.

SWAP priority levels are from the State Wildlife Action Plan, 2015 Supplemental Volume.

E = Endangered; T = Threatened; CH=Critical Habitat; BGEPA = federally protected under the Bald and Golden Eagle Protection Act; n/a = information not available or no designation listed.

*Denotes other portions of population are federally listed.



2.4.2 SEA TURTLE NESTING



Figure 8: Sea Turtle Nesting Activity 1999-2021.

Sea Turtle Protections

- Hilton Head Island, South Carolina – Code of Ordinances/Title 8 – Beaches, Waterways, Recreational Areas and Arts/Chapter 5 Sea Turtle Protection (Version: December 2, 2021).
- South Carolina Coastal Zone Management Act/Title 48, Chapter 39 Section 48-39-350 Local Comprehensive Beach Management Plan
- USFWS. 2015. Statewide Programmatic Biological Opinion for the effects of U.S. Army Corps of Engineers planning and regulatory shore protection activities on the Northwest Atlantic Ocean distinct population segment (NWAOP DPS) of loggerhead (*Caretta caretta*) and its designated terrestrial critical habitat; green (*Chelonia mydas*); leatherback (*Dermochelys coriacea*); hawksbill (*Eretmochelys imbricata*); and Kemp’s ridley (*Lepidochelys kempii*); and designated Critical Habitat. South Florida Ecological Services Office. Vero Beach, FL. March 13, 2015. <https://www.fws.gov/panamacity/resources/2015SPBO.pdf>
- USFWS. 2013. Programmatic Piping Plover Biological Opinion for the effects of U.S. Army Corps of Engineers planning and regulatory shore protection activities on the non-breeding piping plover and its designated Critical Habitat. South Florida Ecological Services Office. Vero Beach, FL. May 22, 2013.



2.5 EXISTING PUBLIC ACCESS AND MAP

In 1989, the Town of Hilton Head Island received a \$6,200,000 grant from the State of South Carolina (of which \$2,500,000 was received from South Carolina Coastal Council) for a beach renourishment project. As part of this agreement, the Town committed to providing between 2,000-3,000 public beach parking spaces on the Island, with these facilities being within 1,000 feet of public beach access points.

The Town's original 1991 Beach Management Plan detailed public access parks, undesignated private parking areas, privately-owned beach access points (hotels, condominiums, and beach clubs), neighborhood access points, future public beach parks and facilities, and emergency vehicular access points. This was approved by the State and included a commitment of 2,000-2,500 parking spaces.

In 1998, the Beach Management Plan was amended by the Town and approved by South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management to include a Beach Access Plan, which outlined a plan to construct a total of 1,400 public parking spaces by December 2008, reducing the previous 2,000-2,500 parking spaces in the earlier plan. This plan also included the construction of spaces that could be reserved for Island residents and property owners; however, such spaces are not counted when the State designates "full and complete public access" areas on the beach, which can impact grant eligibility. In 2010, the Town entered into a contract with SCSCDHEC OCRM to receive \$1,000,000 in grant funding for a beach nourishment project in return for establishing 25 (metered) public parking at the Islander's Beach Park located at 94 Folly Field Road. These spaces were the only available within ½ mile of that project and meet the SCSCDHEC classification requirements of a Neighborhood Public Access Park.

Currently, the Town has 1,412 beach parking spaces, of which 1,037 are open to the general public to access the SCDHEC jurisdictional beach, so they do not meet the requirements to be considered in the calculation of the areas that are considered "Full and Complete Public Access" by the State, in accordance with the State's Beachfront Management Act. However, these spaces are recognized by SCDHEC OCRM for the purpose of meeting the previous 1990 grant requirement and thus the Town meets the revised obligation of providing 1,400 public parking spaces.

Figure 9: Town-owned Beach Parks and Parking, shows the location of Town-owned beach access and parking areas. Table 3 details the existing number of public parks owned by the Town of Hilton Head Island with their facilities.

Figures 10-12: Neighborhood Beach Access and Parking, shows the location of neighborhood beach access and parking. These facilities are provided by the PUD's and neighborhood associations and are used by thousands of Island residents and visitors. There are a total of 107 neighborhood beach access locations, 8 of which have parking areas, which are used predominately by visitors and residents within the gated community in which they are located.



Figure 13: Public and Private Beach Access and Parking, shows the location of private and multifamily beach access points and parking locations. These facilities are provided by hotels and condominium complexes. There are a total of 59 private access locations with parking on the Island.

Table 3: Town-Owned Beach Parks and Parking

	Handicapped Access	Boardwalk to Beach	Restrooms	Trash receptacles	Showers	Bike Racks	Drinking Fountain	Life guards/ rentals	Picnic pavilion	Natural trails	Sitting Deck	Viewing scope	Emergency Access	Historical Marker	Public Parking Spaces	Notes
Alder Lane Beach Access	X		X	X	X	X	X	X							23*	
Burkes Beach Access at Chaplin Park	X		X	X	X	X	X	X		X			X		235*	Parking breakdown: Chaplin Park: 110 w/in 1000' Castnet Drive: 135 via shuttle or short walk (approx. 2200')
Coligny Area	X		X	X	X	X	X	X			X	X	X		512*	Parking breakdown: Coligny Beach Park: 13, Coligny big lot: 400, contiguous Lowcountry Celebration Park: 99 Also 228 at USCB Pope Avenue campus via free shuttle
Driessen Beach Park	X	X	X	X	X	X	X	X	X						178* 28	28 Spaces reserved for Island Beach Pass Holders (Residential Property Owners)
Folly Field Beach Park	X	X		X	X	X	X	X							54*	
Islanders Beach Park	X	X	X	X	X	X	X	X	X		X		X		25* 131	131 Spaces reserved for Island Beach Pass Holders (Residential Property Owners)
Fish Haul Beach Park and Barker Field Extension	X		X	X	X	X	X		X	X	X		X	X	169	97 at Fish Haul Beach Park and 72 via boardwalk from Barker Field Ext.
Historic Mitchelville Freedom Park	X	X	X	X		X	X				X	X		X	47	

**Parking contributing to full and complete public access*

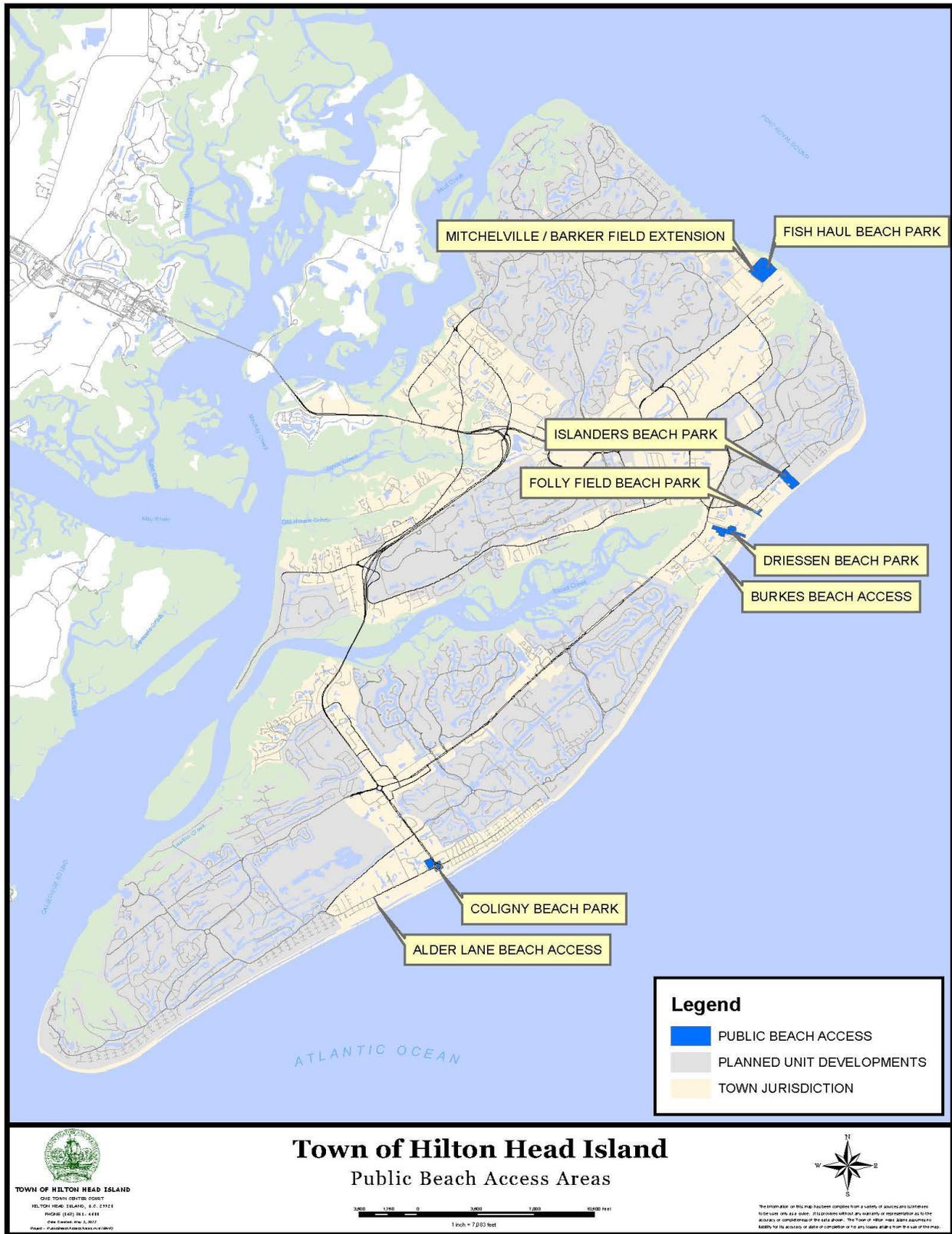


Figure 9: Overall Map of Existing Beach Parks with Public Parking.

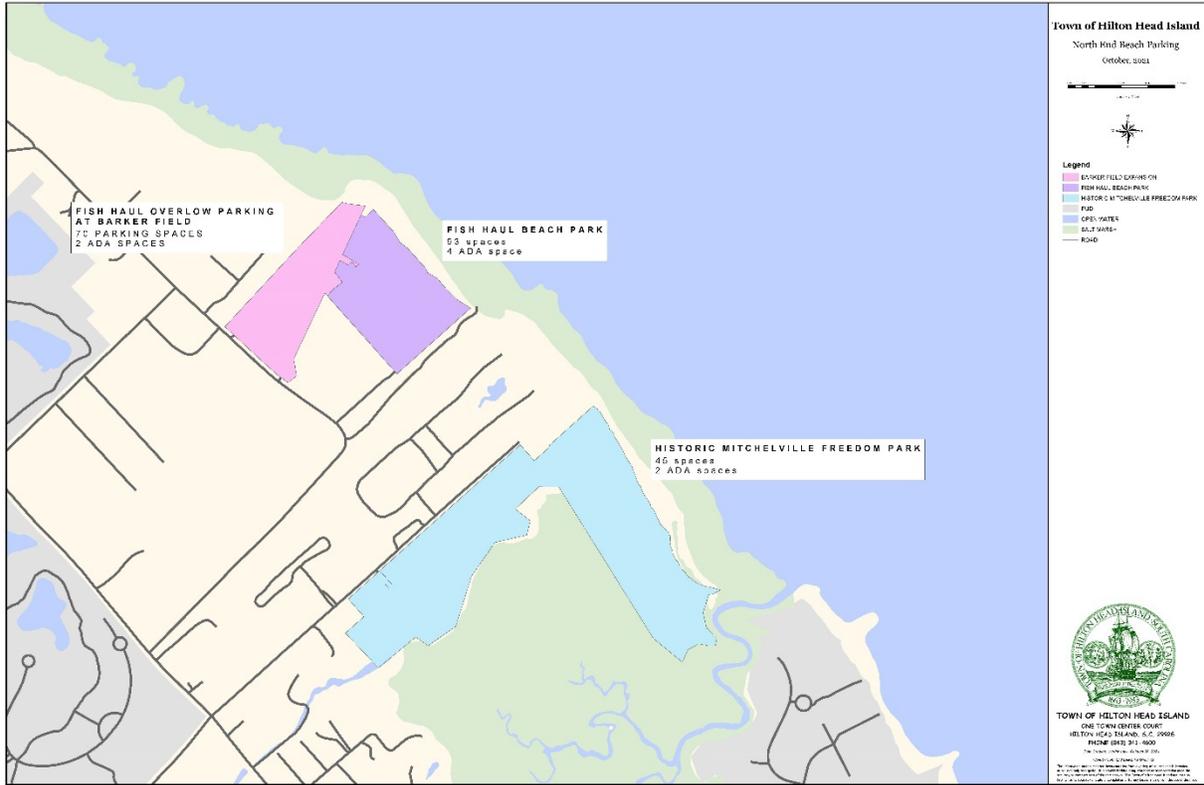


Figure 12: North Island Beach Parks with Public Parking.

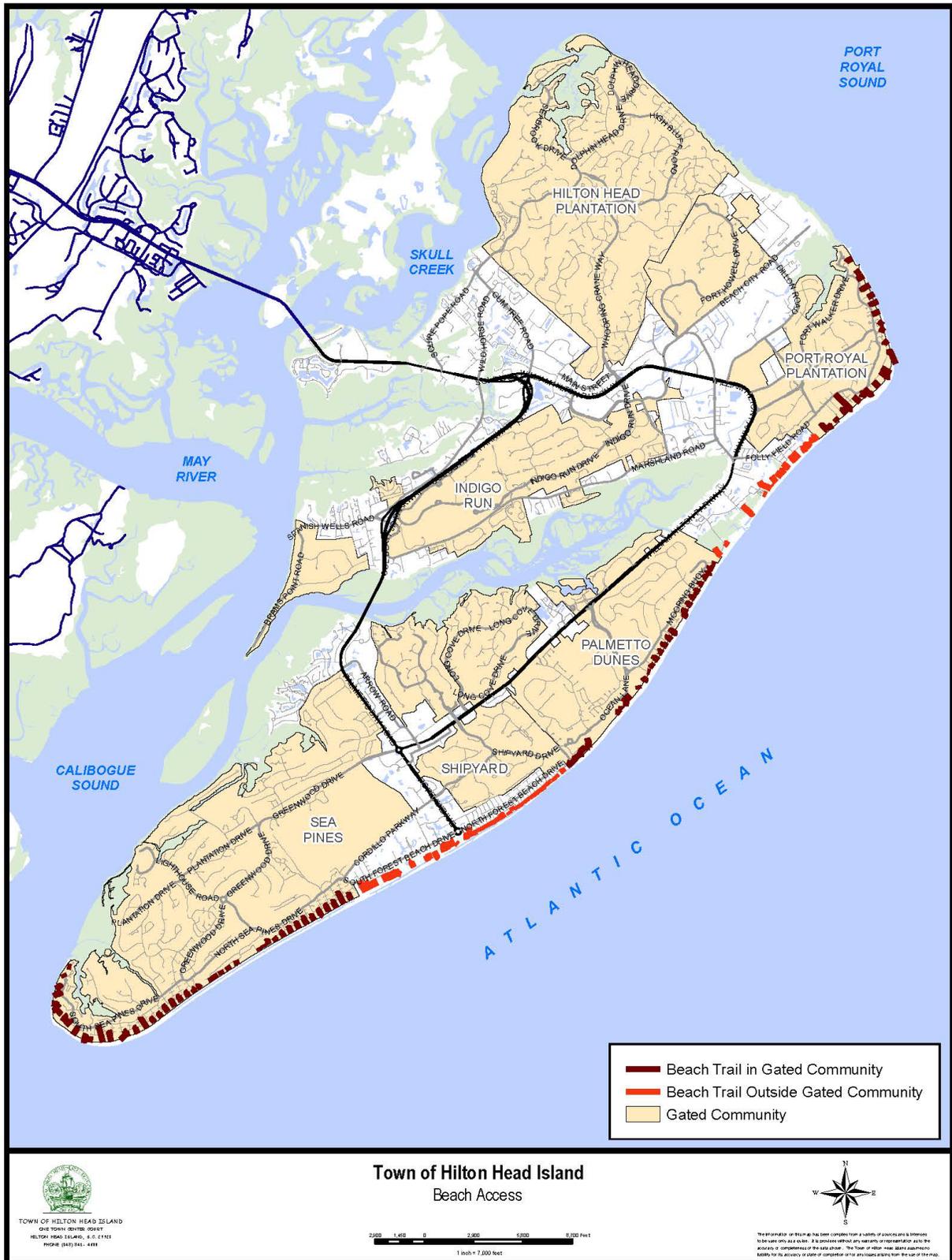


Figure 13: Beach Access Locations.



FULL AND COMPLETE PUBLIC ACCESS

SCDHEC OCRM classifies areas along the beach that are considered to offer full and complete public access, which is defined based on the criteria shown in Table 4 below. This classification is factored into the review of some State grants.

Table 4: SCDHEC OCRM Public Beach Access Facility Classification Criteria.

Type of Facility	Distance on Either Side of Access Point for Full/Complete Access Consideration	Minimum Facilities
Public Access Point	1/8 mile	Trash receptacle, walkover/improved surface access, signage, on-street parking for 6 vehicles
Local Public Access Park	¼ mile	As above, parking for 10 vehicles
Neighborhood Public Access Park	½ mile	As above, parking for 25 vehicles
Community Public Access Park	¾ mile	As above, showers, lifeguards, concession, handicapped access and parking, parking for 75 vehicles
Regional Public Access Park	1 mile	As above, parking for 150 vehicles or more

On Hilton Head Island, the number and distribution of public access points are excellent. Sufficient access points, signage, facilities and parking exist to classify approximately 20% of the Hilton Head Island beach as having full and complete access per the State guidelines (see Table 4). SCDHEC OCRM recognizes that full and complete public access is provided in two main areas along approximately 3.9 miles of the 14.8-mile beach:

1. from a point ½ mile (2,640 feet) northeast of the public beach access at Islanders Park to a point ¾ mile (3,960 feet) southwest of the public beach access at Burkes Beach / Chaplin Park; and
2. from a point 1 mile (5,280 feet) northeast of the public access point at Coligny Beach Park to a point ¼ mile (1,320 feet) southwest of the public beach access at Alder Lane.

While Mitchelville and Fish Haul Parks provide significant public access and parking, both parks are located outside of the extent of the state ocean beachfront jurisdiction. These parks are noted as providing



public access and parking, but are not included in quantifications related to “full and complete public access,” as SCDHEC OCRM does not recognize these parks as providing “full and complete public access” in accordance with the State Beachfront Management Plan.

The majority of public parking associated with the Town-owned public beach access points is located within 1,000 feet of the accesses. Developing more public parking closer to the beach would be very difficult and expensive, virtually infeasible, due to land availability and development constraints. Based on these considerations, SCDHEC OCRM has agreed to allow public parking located greater than 500 feet away from the sand beach to be a factor in classifying these sections of Hilton Head Island’s beach as achieving “full and complete” public access in accordance with the guidelines established in the State Beachfront Management Plan. However, the Town currently is developing plans to construct additional enhancements to two existing beach parks (Islanders and Chaplin) in which additional parking will be a key objective in the designs. These improvements are scheduled to be construction by the summer of 2023.

Additional public parking and beach access opportunities exist. There are also 43 on-street free public parking spaces in the Coligny area with the closest being approximately 600 feet from the beach and the furthest being approximately 1200 feet. There is a free shuttle service on the island that makes stops near Islanders, Folly Field, and Coligny Beach Parks. This shuttle also stops at the USCB campus that is advertised as satellite beach parking containing 228 parking spaces. The Sea Pines Beach Club offers 179 parking spaces available to the public that pays the entrance fee to this beachfront gated community. Later this year, the Town intends to complete and implement a beach parking master plan to better manage parking in beach access areas.

Directional signs indicating the public access points, as well as local beach regulations, are located at each of the Town’s public beach access points. In addition, receptacles for recycling, general trash and dog waste are located at the public access points.

2.6 COMMUNITY RATING SYSTEM

The Town of Hilton Head Island voluntarily participates in FEMA’s Community Rating System (CRS), as part of the National Flood Insurance Program (NFIP) that rewards communities for engaging in activities that reduce flood risk with discounts on flood insurance premiums. As mentioned in the 2020 Lowcountry Natural Hazard Mitigation Plan, floodplain management and development policies and procedures are in good order and contribute to the Town’s commendable CRS rating of 5 (as determined by NFIP verification visit on 5 October 2020), which provides a 25% reduction in the cost of flood insurance to the more than 26,000 policyholders. This represents an approximate annual savings of \$5.7 million.



Table 5: Hilton Head Island 2020 NFIP verification applicable
Community Rating System (CRS) credit categories and points.

Activity No.	Description	Points	Activity No.	Description	Points
310	Elevation Certificates	83	420	Open Space Preservation	1105
320	Map Information Service	90	430	Higher Regulatory Standards	208
330	Outreach Projects	307	440	Flood Data Maintenance	183
340	Hazard Disclosure	27	450	Stormwater Management	212
350	Flood Protection Information	89	510	Floodplain Management Planning	50
360	Flood Protection Assistance	100	540	Drainage System Maintenance	230
370	Flood Insurance Promotion	15	610	Flood Warning and Response	316
					Total 3015



3 - BEACHFRONT DRAINAGE PLAN

The Town of Hilton Head Island does not have any existing drainage outfalls along the beachfront (either natural or anthropogenic) and Section 16-5-602 of the Town Code prohibits any future development from directly discharging storm water onto the beach. There are tidal inlets at The Folly and Fish Haul Creek, which do convey storm water runoff from upland areas.

The beachfront areas of the Island are divided into 8 major drainage basins, none of which drain to outfall structures on the beach, Figure 14 presents an overview of the Island's major drainage basins. Within these drainage basins, the typical infrastructure for storm water conveyance consists of lagoons, open ditches and channels, and closed pipe systems. In general, storm water is carried from the beachfront areas to the adjacent inland bodies of water. Primarily to very flat terrain and tidally influenced drainage outfalls, four storm water pump stations are used to help mitigate flooding potential in developed areas during heavy rain events. These pump stations are located at Lawton Creek in Sea Pines, Cordillo Parkway in Shipyard, Broad Creek in Wexford and Jarvis Park.

The southernmost portion of the Island drains into Baynard Cove and Braddock Cove which in turn drains into Calibogue Sound. The next basin to the north drains the South Forest Beach area and a portion of Sea Pines into the Lawton Canal which is then pumped into tidally-influenced Lawton Creek that drains to Calibogue Sound.

The North Forest Beach area drains into and through the lagoons and open channels of the Shipyard community. A mid-watershed pump station located at 31 Cordillo Parkway helps to convey excessive storm water runoff downstream through the lagoon system, a culvert system under William Hilton Parkway (US 278 Bus.), through a canal system in Wexford and then drains into, or is pumped during severe storm events, into the tidal waters of Broad Creek.

The Palmetto Dunes drainage basin contains approximately 11 miles of canals, which convey the storm water runoff under William Hilton Parkway through culverts and gates into Broad Creek at two locations.

Storm water runoff from the Folly Field basin is conveyed to The Folly, the Island's only tidal inlet to the Atlantic Ocean. The Folly is made up of several meandering tidal creeks which accept local runoff and convey it to the Ocean.

North of the Folly Field drainage basin is the Port Royal community. The southern portion of the Port Royal basin conveys storm water runoff under Mathews Drive through culverts and gates into Broad Creek. The northern portion of the Port Royal basin conveys storm water runoff through canals and ponds, into the tidal inlet of Fish Haul Creek and into Port Royal Sound.

Overall, the effectiveness of the beachfront drainage systems is very effective at handling and conveying



storm water runoff. An inherent problem with Hilton Head Island is the lack of elevation (See Figure 15). The majority of land being drained has an elevation of less than 10 feet (NGVD88). Therefore, a common problem is capacity of the systems to convey runoff during an intense storm of short duration.

In 1995, the Town conducted the Island Wide Drainage Study. All of the major capital improvement projects recommended in that study have been implemented (see list below). Since then, subsequent studies and projects have been completed to improve and maintain storm water conveyance systems for which the Town is responsible.

1. Palmetto Hall Outfall Improvements (partnership) 1995
2. Lawton Canal Pump Station upgrades (partnership) - 1997
3. Jarvis Creek Pump Station - 1999
4. South Forest Beach Phase I - 2000
5. William Hilton Parkway, Culvert at Wendy's - 2000
6. Gum Tree Area – 2000
7. South Forest Beach Phase II – 2001
8. Pineland Mills Shops - 2001
9. Ashmore Tract – 2003
10. North Forest Beach Phase 1 - 2003
11. North Forest Beach Wexford Pump Station - 2004
12. North Forest Beach Phase II - 2004
13. Folly Field -2004
14. Northridge – 2006
15. Beach City Road / Airport – 2006
16. Lawton Canal Pump Replacement (partnership) – 2006
17. Club Course Drainage Project (partnership) – 2007/8
18. Tanglewood/Nassau/DeAllyon Drainage Improvements - 2014
19. Lawton Woods Drainage Improvements – 2018
20. Ashmore Channel Outfall Flap Gate Replacements – 2018
21. Port Royal Trunkline Channel Rehabilitation – 2019
22. Old Fort Drive System Outfall Rehabilitation- 2019
23. Jarvis Creek Pump Station Overhaul – 2020
24. Shipyard Community Drainage System Improvements - 2021
25. Lawton Canal Pump Station Overhaul - 2021

In terms of estimated life, the existing drainage systems are expected to remain in place well beyond a 20-year horizon. Build-out is substantially complete in these beachfront areas. The drainage systems in place should adequately handle future conditions since minimal new development can occur.

Cleaning, dredging and maintaining the existing drainage system is a foremost priority. The Beaufort County Stormwater Utility collects \$5.5 million dollars yearly from property owners within the Town limits. These funds are transferred to the Town, less a small administrative fee. The Town uses this money



to pay the salaries of staff, manage development per Town LMO policy, enforce federally mandated water quality laws, and fund stormwater programs including review and enforcement of development regulations, water quality, routine maintenance, corrective maintenance, and capital improvements.

The Town also monitors water quality at 18 drainage outfalls around the island. This program began in 1999 to monitor water quality trends, changes from development or drainage improvements, and to seek out pollutant sources. The Town tests for dissolved oxygen, pH, salinity, temperature, turbidity, nitrate, total phosphates, fecal coliform, Total Kjeldahl Nitrogen, and ammonia.

Comprehensive watershed studies have been and are being conducted for individual watersheds to develop and refine inventories of drainage infrastructure, asset management data, hydrologic and hydraulic flood inundation models, water quality models, and potential capital improvement needs.

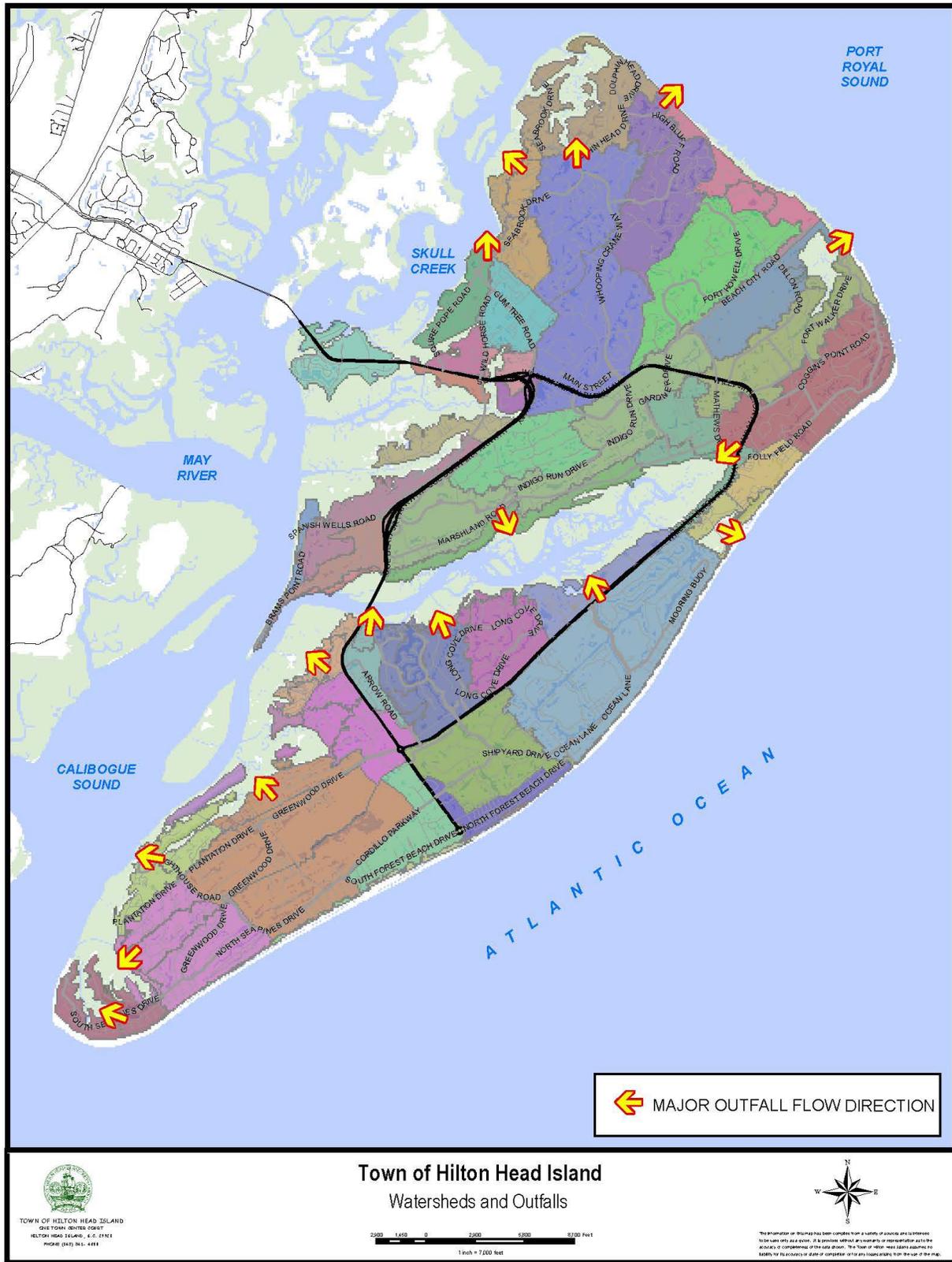


Figure 14: Drainage Watersheds and Outfalls.

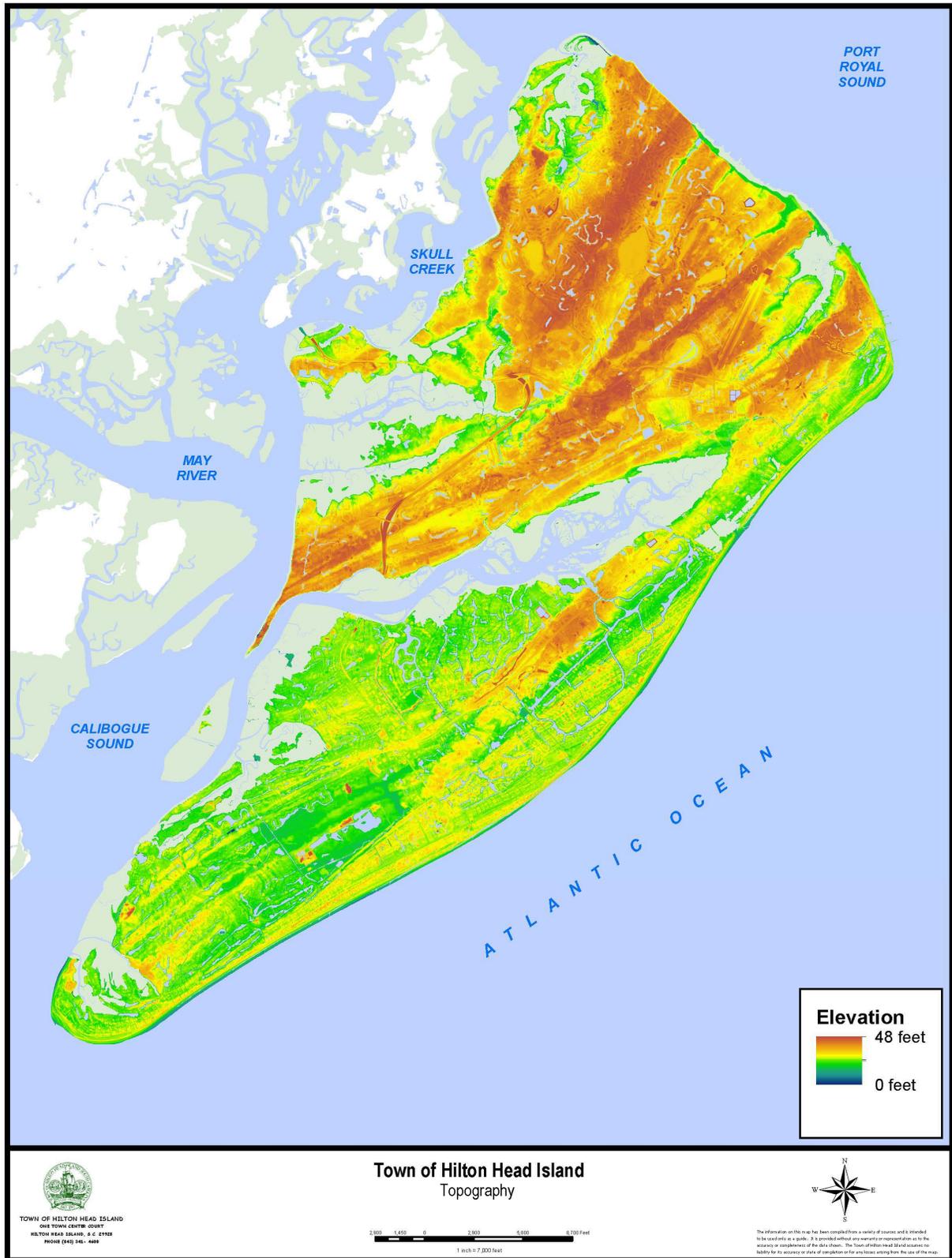


Figure 15: Hilton Head Island Topography.



4 - BEACH MANAGEMENT & AUTHORITIES

The Public Trust Doctrine provides much of the basis for the management of public lands and waters in the United States. The Public Trust Doctrine is an example of common law, meaning rules derived from the traditional laws of England in the Middle Ages that were based on custom and precedent rather than legislative action. Common law often addresses issues of access, fairness, commerce, and land uses. The Public Trust Doctrine established that public trust lands, waters, and living resources are held in trust by the State for the benefit of all citizens. It also created the non-discriminatory right of all people to fully enjoy public trust lands, waters, and living resources for a multitude of public uses. Finally, the doctrine established responsibilities for the State when managing these public trust resources, and set limitations on the ways government, public, and private owners can use public trust resources.

In the coastal zone, the Public Trust Doctrine covers navigable waters and lands that are subject to the ebb and flow of the tide, including tidal marshes and oceanfront beaches. While each state is able to implement the Public Trust Doctrine according to its own views of justice and policy, the core principles are used throughout the United States. These principles, and the responsibility they establish for the state, are at the heart of many of the state's coastal laws, regulations, and policies. In many states, including South Carolina, the jurisdiction of the Public Trust Doctrine on the beach and navigable waters of the ocean extends landward to the mean high-water line. Generally, the Public Trust Doctrine protects the right of the public to pass along the shoreline up to the mean high-water line and utilize the space for fishing, navigation, or recreation. The Public Trust Doctrine does not authorize the public to trespass on upland private property in order to access the beach. However, the doctrine does help preserve and protect the right of the public to access and utilize the beach via public lands and public access points.

In South Carolina, as with much of the United States, the Public Trust Doctrine has been at the center of numerous court cases and deliberations and will likely continue to be. This doctrine is at the core of the philosophy of coastal zone management and should be recognized and considered by the government, private landowners, and the public at large in the course of regulations and access management along the beach. Numerous federal and state agencies have responsibility or authority for assisting beach management on Hilton Head Island. A summary and description of the agencies with regulatory or management authority relevant to beach management in the Town of Hilton Head Island can be found as Appendix 7.6 to this plan.



4.1 STATE AUTHORITIES

Refer to Appendix E on regulatory agencies.

4.1.1 Overview of State Policies (Beachfront Management Act)

The following overview was obtained from <http://www.scSCDHEC.gov/beach/BeachfrontManagement/>.

In 1988, the South Carolina “Beachfront Management Act” (Coastal Tidelands and Wetlands Act, as amended, §48-39-250 et seq.) established a comprehensive statewide beachfront management program. The Act was first amended in 1990 and subsequently in 1993, and 2018. The Act includes several key legislative findings, including (summarized):

- the importance of the beach and dune system in protecting life and property from storms, providing significant economic revenue through tourism, providing habitat for important plants and animals, and providing a healthy environment for recreation and improved quality of life of all citizens;
- unwise development has been sited too close to and has jeopardized the stability of the beach/dune system;
- the use of armoring in the form of hard erosion control devices such as seawalls, bulkheads, and rip-rap to protect erosion-threatened structures has not proven effective, have given a false sense of security, and in many instances, have increased the vulnerability of beachfront property to damage from wind and waves while contributing to the deterioration and loss of the dry sand beach;
- inlet and harbor management practices, including the construction of jetties which have not been designed to accommodate the longshore transport of sand, may deprive down drift beach/dune systems of their natural sand supply;
- it is in the state’s best interest to protect and promote increased public access to beaches for visitors and South Carolina residents alike;
- a coordinated state policy for post-storm management of the beach and dunes did not exist and that a comprehensive beach management plan was needed to prevent unwise development and minimize adverse impacts.

Section 48-39-260 of the Beachfront Management Act then established eight state policies to guide the management of ocean beaches:

1. Protect, preserve, restore, and enhance the beach/dune system;
2. Create a comprehensive, long-range beach management plan and require local beach management plans for the protection, preservation, restoration, and enhancement of the beach/dune system, each promoting wise use of the state’s beachfront to include a gradual retreat from the system over a forty-year period;
3. Severely restrict the use of hard erosion control devices and encourage the replacement of hard erosion control devices with soft technologies which will provide for the protection of the shoreline without long-term adverse effects;



4. Encourage the use of erosion-inhibiting techniques which do not adversely impact the long-term well-being of the beach/dune system;
5. Promote carefully planned nourishment as a means of beach preservation and restoration where economically feasible;
6. Preserve existing public access and promote the enhancement of public access for all citizens, including the handicapped, and encourage the purchase of lands adjacent to the Atlantic Ocean to enhance public access;
7. Involve local governments in long-range comprehensive planning and management of the beach/dune system in which they have a vested interest; and
8. Establish procedures and guidelines for the emergency management of the beach/dune system following a significant storm event.

SCDHEC OCRM is responsible for implementing these policies through a comprehensive management program that includes research and policy development, state and local planning, regulation and enforcement, restoration, and extension and education activities.

4.1.2 Beachfront Setback Area

Under Section 48-39-280 of the Beachfront Management Act, as amended, SCDHEC OCRM is required to establish and periodically review (once every seven to ten years) the position of the two lines of beachfront jurisdiction, the baseline and the setback line, as well as the average annual erosion rate for all oceanfront land that is developed or potentially could be developed. The purpose of these jurisdictional lines is to implement § 48-39-280(A) of the statute, which reads as follows:

“A policy of beach preservation is established. The department must implement this policy and utilize the best available scientific and historical data in the implementation. The department must establish a baseline that parallels the shoreline for each standard erosion zone and each inlet erosion zone.”

The baseline is the more seaward line of jurisdiction and is typically located at the crest of the primary oceanfront sand dune. The setback line is the landward line of jurisdiction and is established landward of the baseline at a distance equal to 40 times the average 12 annual erosion rate, as calculated from the best historical and scientific data, or at a minimum distance of 20 feet landward of the baseline for stable or accretional beaches.

To establish the baseline position, the shoreline must first be classified as an inlet zone or a standard zone. Areas that are close to inlets and have non-parallel offshore bathymetric contours and non-parallel historical shoreline positions are classified as inlet zones, while all other areas are classified as standard zones. Inlet zones are further classified as stabilized if jetties, groins, or seawalls are present, or as unstabilized. In unstabilized inlet zones, the baseline is located at the most landward shoreline position at any time during the past 40 years, unless the best available data indicates the shoreline is unlikely to return to its former position.



In stabilized inlet zones and standard zones, the baseline is located at the crest of the primary oceanfront sand dune using beach survey data or dune field topographic data such as LiDAR (Light Detection and Ranging). If the shoreline is armored with a seawall or bulkhead and no primary oceanfront sand dune exists, then a theoretical dune crest position is calculated from beach survey data.

The SCDHEC OCRM Baseline and Setback Lines were last updated for Hilton Head Island in 2018. The 2018 lines are posted on the SCDHEC OCRM Beachfront Jurisdictional Line Viewer - <https://gis.SCDHEC.sc.gov/shoreline/>

Town of Hilton Head Island's Preservation Policy

The South Carolina Beachfront Management Act requires that local plans include a preservation policy that considers relocation of buildings, removal of erosion control structures and relocation of utilities. When the Town's Beach Management Plan was first adopted in 1991, the State was in the process of drafting their policy and provided little direction to the Town at that time. In 1992, the Town amended its original Beach Management Plan to include a 40 Year Retreat Policy which stated:

1. Locate development landward of the SCDHEC OCRM Setback line to the extent possible;
2. Adopt various growth management techniques and procedures to reduce development levels;
3. Retain open space seaward of the SCDHEC OCRM Setback line to the extent possible;
4. Utilize land acquisition; and
5. Address retreat during redevelopment scenarios after a disaster.

With the adoption of this 2008 Beach Management Plan, this Policy continued to be in effect. The Town's zoning, density, and design standards (mentioned previously) help fulfill this policy along with other techniques outlined in the next Section.

To accompany the current preservation policy, this Beach Management Plan details an additional Policy on beach renourishment as part of the preservation policy. Beginning in 1990, the Town embarked on an ambitious renourishment program with an ongoing maintenance program.

The Town's objectives in pursuing the renourishment program are:

1. To protect, preserve, restore, stabilize, and enhance the beach/dune system through beach renourishment and other appropriate means to provide for the protection of life and property and to act as a buffer from high tides, storm surges, hurricanes, and erosion;
2. To prohibit development from moving seaward onto new dunes or beach areas formed as a result of the Town's beach renourishment projects and efforts;
3. To provide an important basis for a tourism industry that generates annual revenue for the State of South Carolina and the Town;
4. To provide habitat for numerous species of plants and animals which are threatened or endangered,



- or which may become threatened or endangered as a result of the loss of the beach/dune system;
5. To provide habitat for beach/dune system vegetation that is unique and extremely important to the vitality and preservation of the system; and
 6. To create a recreational beach at high tide.

In support of this, the Town adopted two overlay zoning districts along the beachfront for the purpose of limiting the seaward migration of development as a result of renourishment.

- *CPA-O Coastal Protection Area Overlay District*

The purpose of the Coastal Protection Area Overlay (CPA-O) District, in conjunction with the Transition Area Overlay (TA-O) District, is to eliminate the potential for seaward migration of the built environment along the Island's beachfront to the greatest extent possible. This environmentally sensitive area:

- i. Protects life and property by serving as a storm barrier;
- ii. Provides an important basis for a tourism industry that generates annual tourism industry revenue;
- iii. Provides habitat for numerous species of plants and animals that are important to the natural functioning of the beach and dune system, or that are threatened or endangered; and
- iv. Provides beach and dune system vegetation that is unique and extremely important to the vitality and preservation of the barrier island environment.

- *TA-O Transition Area Overlay District*

The purpose of the Transition Area Overlay (TA-O) District, in conjunction with the Coastal Protection Area Overlay (CPA-O) District, is to eliminate the potential for seaward migration of the built environment along the Island's beachfront as well as protect the area between existing construction and the mean high-water mark, to the greatest extent possible. This environmentally sensitive area:

- i. Protects life and property by serving as a storm barrier;
- ii. Provides an important basis for a tourism industry that generates annual tourism industry revenue;
- iii. Provides habitat for numerous species of plants and animals that are important to the natural functioning of the beach and dune system, or that are threatened or endangered; and
- iv. Provides beach and dune system vegetation that is unique and extremely important to the vitality and preservation of the barrier island environment.



4.2 LOCAL GOVERNMENT AND AUTHORITIES

4.2.1 Municipality's Comprehensive Plan

The Town's first Comprehensive Plan was adopted in 1985. This was revised and adopted in 1990, 1996, 2000, and 2004. The plan was rewritten and adopted in 2010 and was updated in 2012. The plan was then rewritten again and adopted as Our Plan in 2020. A Comprehensive Plan is a continuing planning program for the physical, social and economic growth, development and redevelopment of the Island. The original 1991 Town Beach Management Plan was adopted as part of the Town's Comprehensive Plan. The plan approved in 2009 was a revision and update of the previous 1991 Beach Management Plan and was adopted as an Appendix to the Town's Comprehensive Plan.

Other Elements of the Comprehensive Plan promote protection and preservation of the beach and dune systems. The Natural Resources Element describes the Island's beach systems and coastal dunes, as well as the endangered, threatened and rare plant communities and species. It also lists goals and strategies for continued research and monitoring of natural resources; improvement of water quality and reduction of pollutants; development and implementation of a wildlife protection plan; continued land acquisition to further protect sensitive and endangered environments; creation of view corridors; promotion of environmental education programs; and incorporation of environmental protection into development projects. The Land Use Element describes goals and strategies for reduction of allowable density to ensure that development does not create adverse impacts on natural resources and encourages incentives and voluntary compliance with the 40-year setback zones. The Recreation Element provides strategies for park development and guidelines for the continued creation or expansion of public beach parks and beach accesses.

Regional Planning Efforts

In 2006, the Town of Hilton Head Island adopted, by resolution, the Southern Beaufort County Regional Plan. In relationship to beach management, this plan recommended that the participating local governments adopt the same regulations, if possible. As part of the implementation of this plan, a regional Natural Assets Working Group was formed which compiled a list of baseline standards that should be adopted by the applicable participating local governments and also be made available to the region. These included such recommendations as uniform dune/dune system definition, protection of more than just the primary dune, protection of all dune plants, reasonable dune plant pruning, re-establishment of dunes systems by redevelopments, restriction of structures in dune systems and buffer areas, uniform lighting standards for protection of wildlife, and standards for violations. These recommended suggestions have been reviewed by the Regional Plan's Implementation Committee.

4.2.2 Municipality's Hazard Mitigation Plan

In 2005, the Town adopted the Beaufort County Hazard Mitigation Plan which replaced earlier mitigation plans. The plan has been subsequently re-evaluated and adopted every five years as required by the



Disaster Mitigation Act of 2000 to assess the community’s vulnerabilities to natural hazards, prepare a long-term strategy to address the hazards and prevent future damage and loss of life. The most recent Plan is a regional plan that was developed by the Lowcountry Council of Governments and includes four counties. The 2020 Lowcountry Natural Hazard Mitigation Plan was adopted by the Town of Hilton Head Island in 2021. The plan identifies natural hazards to the Island, contains a vulnerability assessment, and gives goals to continue periodic beach renourishment. Here is the link to the plan: https://www.lowcountrycog.org/planning_and_transportation/natural_hazard_mitigation_planning/index.php

4.2.3 Municipality’s Disaster Preparedness and Evacuation Plan

The Town has a Comprehensive Emergency Management Program (CEMP) that was updated in 2021. This program is designed to provide guidance and strategic direction to all departments and staff in order to effectively prepare for the response to and recovery from disasters of any type. This is accomplished through planning, training, and resource development efforts. Within the CEMP is the Town’s Emergency Operations Plan that includes the Basic Plan and specific hazard annexes and the Disaster Recovery Plan. The Emergency Operations Plan and Recovery Plan are reviewed annually with a comprehensive review and promulgation every other year.

According to this plan, “Recovery” is defined as actions taken in the long term after the immediate impact of the disaster has passed to stabilize a community and to restore some semblance of normalcy.

The Town’s Disaster Recovery Plan part of the Town’s CEMP. The Recovery plan is designed to in coordination with the Town’s *Emergency Operations Plan – Basic Plan (EOP – Basic Plan)* during the initiation of and during short-term recovery. Additionally, the EOP create the process to allow a smooth transition from response operations to recovery. The Recovery Plan identifies agencies to provide assistance to disaster victims in conjunction with Federal, State and County governments and coordinate emergency recovery activities. This plan provides local emergency management personnel with operational guidance to effectively manage recovery activities in the aftermath of a major or catastrophic disaster or emergency. The Town works with all appropriate agencies, in advance of a disaster (if predictable) and after, to minimize potential injury and damage, and to expedite recovery and redevelopment.

The organization of the Town’s recovery activities is consistent with the concepts of the National Incident Management System (NIMS). Storm recovery is divided into short-term phases, which begins during the response phase of an emergency and can last up to six months, and long-term recovery which focuses on restoring the community to pre-disaster condition or better. The Town’s recovery activities and programs are grouped into 22 Recovery Functions (RF) including, Recovery and Redevelopment (RF1), Continuation of Government (RF3), Damage Assessment and Impact Analysis (RF 9), Emergency Permits and Inspections (RF 13), and Mitigation (RF 19).

In the event of a hurricane threat, the Town will take appropriate measures to activate all or part of the Town Emergency Operation Center (EOC).



Cleanup

The Town has a Debris Management Plan used to effectively manage and remove debris generated by natural and man-caused disasters and it contains the following policies:

1. Focus initial "first push" debris removal efforts on prioritized clearing major transportation routes and roadways to access critical facilities and into damaged areas to allow for the movement of emergency vehicles, personnel, equipment and supplies.
2. Remove debris in affected areas to prevent the development and spread of vector-based epidemiological agents and general health and sanitation problems.
3. Conduct disposal activities with health and environmental concerns being the foremost consideration.

Maintaining Essential Services

The repair and restoration of public infrastructure, services, and buildings after a disaster will be completed with the intent of returning the Town's public infrastructure to pre-event levels or better. Restoration of utility services is critical to the success of both short and long-term recovery. Initial roadway clearance will push debris to access critical facilities and allow utility service providers to make assessment and repairs. Complete utility restoration could take months. Restoration of the public utility power supply, water and sewer systems, and telecommunications will be top priorities of those service providers. The Town will clear debris from the drainageways it manages and ensure storm water pump stations are operational.

Damage to transportation systems will influence the accessibility of disaster relief services and supplies. Restoration of transportation systems is planned to make sure that the Town (service, equipment, facilities, etc.) can facilitate the movement of emergency personnel, vehicles, equipment and supplies.

Restoration of electrical services and communication systems will begin as soon as major transportation routes are cleared of debris to allow emergency vehicles and crews to enter the disaster area.

Protecting Public Health

The Town will also work to identify the threats to public health during the recovery period and to provide remedies. It is the policy of the Town that the continuation of public health functions and control of environmental factors related to public health is essential following a disaster to prevent the outbreak of disease and to monitor the spread of vectors associated with the disaster itself.

Emergency Building Ordinances

After a disaster the Town will provide an emergency permitting plan to streamline the permitting process on Hilton Head Island, which will include coordination with SCDHEC OCRM regarding the permitting for reconstruction of any oceanfront structures. This process will include determining whether repair



or reconstruction of damaged structures will be allowed and under what conditions, coordinating and streamlining the Town’s permitting processes, and implementing a system to verify that repairs/redevelopment comply with all applicable codes and laws.

Mitigation

In 1999, the Town developed a Flood Hazard Mitigation Plan. It was one of the first mitigation plans in the nation to be officially incorporated into a Town’s Comprehensive Plan—a concept now embraced by the American Planning Association through their *Planning Advisory Series*, and FEMA, through the *Disaster Mitigation Act of 2000 (DMA) regulations*. In 2004, the County joined with its municipalities to create the *Beaufort County Hazard Mitigation Plan*, which was adopted by the Town as part of its Comprehensive Plan in 2005. The plan has been subsequently re-evaluated and adopted every five years as required by the Disaster Mitigation Act of 2000 to assess the community’s vulnerabilities to natural hazards, prepare a long-term strategy to address the hazards and prevent future damage and loss of life. The most recent Plan is a regional plan that was developed by the Lowcountry Council of Governments and includes four counties. The 2020 Lowcountry Natural Hazard Mitigation Plan was adopted by the Town of Hilton Head Island in 2021. The plan outlines vulnerability assessment, community mitigation capability assessment, goals and objectives, and hazard mitigation projects and Action Plan.

The Town of Hilton Head Island voluntarily participates in FEMA’s Community Rating System (CRS), as part of the National Flood Insurance Program (NFIP) that rewards communities for engaging in activities that reduce flood risk with discounts on flood insurance premiums. As mentioned in the 2020 Lowcountry Natural Hazard Mitigation Plan, floodplain management and development policies and procedures are in good order and contribute to the Town’s commendable CRS rating of 5 (as determined by NFIP verification visit on 5 October 2020), which provides a 25% reduction in the cost of flood insurance to the more than 26,000 policyholders. This represents an approximate annual savings of \$5.7 million.

Table 5: Hilton Head Island 2020 NFIP verification applicable
Community Rating System (CRS) credit categories and points.

Activity No.	Description	Points	Activity No.	Description	Points
310	Elevation Certificates	83	420	Open Space Preservation	1105
320	Map Information Service	90	430	Higher Regulatory Standards	208
330	Outreach Projects	307	440	Flood Data Maintenance	183
340	Hazard Disclosure	27	450	Stormwater Management	212
350	Flood Protection Information	89	510	Floodplain Management Planning	50
360	Flood Protection Assistance	100	540	Drainage System Maintenance	230
370	Flood Insurance Promotion	15	610	Flood Warning and Response	316
				Total	3015



4.2.4 Beachfront Development Regulations

The Town's Land Management Ordinance (LMO) is a set of laws that regulate land use and development activity within the Town. It has several sections that regulate development activity on the beach and dune system.

Development review and site design standards for all development on Hilton Head Island are regulated in LMO Chapter 2, 3, 4, 5 and 6. This includes regulations on density, buffers, setbacks, aesthetics, landscaping, tree protection, wetland alteration, traffic circulation, open space standards, street and pathway standards, parking and loading standards, stormwater management standards, lighting, flood zone standards, fire protection water supply and utility standards.

Other local setbacks exist regarding adjacent use and adjacent street setbacks in LMO:

Chapter 5: Adjacent Use Setbacks (for Single family, Multifamily/Recreational, Institutional/Commercial, and Industrial/Utility) and adjacent street setbacks (Single family detached and other uses) in areas outside the beachfront PUD's are governed by Chapter 5 of the LMO. Required setbacks for development shall be determined according to the relationship of the proposed use to the existing contiguous use on each property adjacent to the development. For purposes of determining the appropriate setback distance where the adjacent property is vacant, it shall be classified as the use which would require the greatest setback allowed by right in that district. As mentioned previously, the PUD's also contain their own adjacent use and street setback requirements.

One consequence of this setback restriction may be that the buildable area of a parcel of land is diminished. The State has attempted to overcome this limitation by adopting a policy encouraging buildings to be located as far landward as practical. However, once the local setbacks required by the Town and/or a local architectural review board are included, the buildable size of the parcel may be even further diminished. A local avenue of relief for landowners who find themselves in this dilemma exists in the form of a variance required from local setback requirements. The Town's Board of Zoning Appeals determines whether to grant the variance based on those findings dictated in the State enabling legislation which requires consideration of the Town's Comprehensive Plan and therefore the Beach Management Plan.

LMO Chapter 6: (Natural Resource Protection) contains regulations designed to promote the protection and stabilization of existing beaches.

Before development plan approval is granted, it must meet the following general standards:

- Will not result in the removal or diminution of the amount of sand, silt, shell, sediment or other geologic components of any beach, or interfere with natural patterns of wind and water movement of sand, silt, shell, sediment or other beach components, except for maintenance of any structures causing these effects which were existing prior to the enactment of this Title;
- Will not result in the direct discharge of stormwater onto any beach;
- Will not result in the discharge of treated or untreated sewage or other human waste from land or



waterborne sources, with the exception of advanced treated effluent irrigation systems approved by the SCSCDHEC;

- Will not result in the direct or indirect removal, destruction, depletion or digging out of vegetation which contributes to beach stability;
- Will minimize any interference with the natural use of the beach for feeding, foraging, resting, nesting and breeding by indigenous and migratory birds, shellfish, marine fishes, sea turtles and other wildlife. Such interference shall include the destruction or diminution of organisms or material upon which wildlife feed;
- Will not interfere with the customary rights of the public for access to and use of the active beach; and
- Will not remove, alter or destroy any beach protection structure, such as walls or revetments, unless specifically authorized by an appropriate development plan approval or building permit.



4.2.5 Regulations on Beach and Shoreline Protection

The Town's Municipal Code defines a dunes system as one or a series of hills or ridges of wind-blown sand or one or a series of hills or ridges of sand resulting directly or indirectly from restoration or beach renourishment, all of which may or may not be anchored by vegetation (e.g., sea oats) and is in the vicinity of the beach. Damage to or development into this dune system is not in the public interest and would not be in accordance with preservation policies of the State of South Carolina and the Town of Hilton Head Island. Furthermore, the Town wishes to protect, preserve, restore, and enhance the beach/dune system for the protection of life and property so it acts as a buffer from high tides, sea level rise, storm surge, hurricanes, and erosion.

In 2006, Town Council adopted an amendment to the Municipal Code Title 8 which strictly regulated the South Forest Beach area by establishing a Critical Storm Protection and Dune Accretion Area along the beach between the State-mandated Setback Line and the actual line of habitable existing construction. The Town determined that dunes systems exist in this area between the OCRM Setback Line and the line of existing construction that could be developed. Therefore, in 2006, Town Council adopted a Resolution and Ordinance to create and define the Landward Barrier Line to define and designate a Critical Storm Protection and Dune Accretion Area and Transition Area and limit the type of construction activities within these areas. These provisions were expanded and ultimately incorporated into the Town's Land Management Ordinance natural resource protection requirements referenced above when it was rewritten as the CPA-O and TA-O overlay zoning districts that help to protect the dunes and oceanfront properties by protecting the dunes and limiting the intensity of uses in these areas, which are included as an appendix to this plan.

The activities and uses permitted and prohibited in the CPA-O District are as follows:

All development is *prohibited* in the CPA-O District except the following permitted uses and activities:

- Boarded pathways as perpendicular to the beach as practical and not larger than six feet in width and their associated wooden deck not larger than 144 square feet (must comply with Sec. 16-6-103, Beach and Dune Protection);
- Beach renourishment;
- Emergency vehicular beach access; and
- Permitted beach maintenance activities such as sand fencing, re-vegetation with native plant material and erosion control.
- All activities and uses in the CPA-O District must also comply with all current local, State and federal laws.



The activities and uses permitted in the TA-O District are as follows:

- In addition to the activities and uses permitted in the CPA-O District (see Sec. 16-3-106.L.3), the TA-O District may include any uses that do not require enclosed space to operate. These activities and uses include, but are not limited to, swimming pools, boardwalks, fire pits, decks, required drainage improvements, and necessary utilities.
- The activities and uses in the TA-O District shall be located as far landward as possible. Activities or uses in the TA-O District shall be accessory activities or uses to the development to which they are directly seaward.
- Development in the TA-O District shall conform to the standards for impervious cover and open space for the underlying base zoning district.
- Activities or uses in the TA-O District shall not be on or in any part of a dune or dune system.

4.2.6 Other Regulations on Beach Management

Chapter 6 of the LMO also describes general standards, beach nourishment and erosion control standards, beach access standards, and dune protection standards.

- Standards for beach nourishment and erosion control detail requirements for fill materials; the use of natural features of the beach and dune system over artificial structures; limited approval of erosion control structures; interference with existing or planned public access to the beach; and timing of beach nourishment or construction of control structures.
- Beach access standards regulate elevated walkways; vehicular access to the beach; general public interest in development applications (such as the need for land acquisition for public use); and prohibitions on development adjacent to the beach that would cause net loss of any officially designated beach access. Beach access will be discussed later in more detail.
- Dune protection standards prohibit development on dunes with certain exceptions; prohibit primary dune destruction, disturbance or alteration with exceptions; restrict elevated walkways; allow vegetation planting and construction of wood, sand and wire fences; and prohibit removal, alteration or destruction of any dune protection structure. It also outlines when restoration or stabilization of existing dunes and creation of new dunes may be required for new developments and redeveloping properties.

Title 8 of the Town of Hilton Head Island Municipal Code is the Town’s Beach Ordinance. It covers activities which are prohibited or regulated on the beach, defines Designated Areas, and regulates enforcement. In 2022, the Title 8 definition of the “beach” was amended by the Town to extend the limits of the beach from Fish Haul Creek to Park Creek, which encompasses an approximate additional 2.1-miiles of shoreline. In order to ensure the public health, safety and welfare of individuals using the beach, the following activities are regulated or prohibited by the Town’s Municipal Code:

- Prohibited: vehicles, parasailing, glassware, horses on the beach, interfering with marine life and wildlife, indecent exposure, disorderly conduct, unauthorized wearing of lifeguard emblems, littering, possession or consumption of alcoholic beverages, and open containers.



- Regulated: operation of motorized watercraft, sand sailing, kites, sleeping on the beach, animals, shark fishing, fires, firework discharge, disturbing the public peace, and franchising commercial activities on the beach.

A Sea Turtle Protection Ordinance was approved in 2021 that was designed to protect threatened and endangered sea turtles known to nest on the Beaches of Hilton Head Island, including Loggerhead, Leatherback and Kemp's Ridley sea turtles, by limiting artificial light that is visible from the beach. Artificial light is documented to cause misorientation and disorientation of nesting females and sea turtle hatchlings, which is documented to lead to injury and death of adult sea turtles and hatchlings.

In addition, the Town contracts with two organizations for beach safety; the Beaufort County Sheriff's Office to provide law enforcement and security on the beach and Shore Beach Services to provide a patrol boat and rescue jet skis, lifeguards (9:00 a.m.-5:00 p.m. from Memorial Day weekend through Labor Day weekend), litter patrol, and beach rental items (chairs, umbrellas, paddleboats, sailboats, fun cycles, sailboards, etc.) Beach markers were also installed as part of the Sea Turtle Program every 0.1 miles along the beachfront. These markers are used to help identify beach access points.

The Town of Hilton Head Island is proactive on educating the public on the accessibility of its beaches. This includes information on access locations, parking rules, swimming areas, beach rules, pathways, and beach renourishment. In addition, within the Town's Facilities Management Division the Town created a Beach Operations team that operates and maintains the beach parks, including overseeing contracts for lifeguards, boat rentals, and litter patrol; collecting beach parking pass fees; park security; and public relations. Kiosks have been installed at several parks, and beach rule signs have been posted at every public access point. In addition, the Town had the South Carolina Department of Transportation add destination signs on major thoroughfares to assist in directing beachgoers to the public beach parks.

Information provided or funded by the Town include:

- Island Pathways Brochure
- Island Parks Brochure
- Beach Renourishment Brochure
- Resident and Visitor Guide to Hilton Head Island's Beaches
- EcoMap (funded with Southeastern Ecological Institute)
- Sea Turtle Information Brochure
- Website www.hiltonheadislandsc.gov



5 - EROSION CONTROL & MANAGEMENT

When the Town was incorporated in 1983, the founders identified the need for a beach management strategy. A Shore Protection Task Group was created, along with a semi-annual beach monitoring program. The beach monitoring results revealed areas of highly erosional shoreline and sediment deficits that placed upland areas at risk along certain areas of the beach. The Town evaluated alternatives including no-action and encouraging individual property owners to protect their properties from potential beach erosion impacts. This led to the philosophy and the initiation of a program for restoring and maintaining the entire beach system as a comprehensive approach. A program was developed by the Town that included comprehensive beach restoration, comprehensive beach monitoring, strategic use of shoreline stabilization structures to improve performance/increase longevity of beach nourishment, use of near-island sand sources (as available), and attempts to control seaward advancement of development and protect beach/dune resources. The benefits of this program include:

- Recreational – Provides/maintains recreational amenity for visitors and residents of the Island.
- Storm/Erosion Protection – Provides/maintains buffer between the ocean and upland.
- Environmental – Maintains beach habitat for turtles, birds, etc.
- FEMA Benefits – Can help decrease storm damage.

The Town's beach management program has been highly successful in reducing the impacts of chronic erosion along portions of the island's shoreline. The strong performance of the nourishment projects has resulted in island-wide improvements in beach and dune conditions since initial project construction.



Figure 16: Hilton Head Island beach erosion near Port Royal Sound.



5.1 SHORELINE CHANGE ANALYSIS

The Beachfront Management Act defines three types of shoreline zones. A *standard erosion zone* is a segment of shoreline which is not directly influenced by an inlet or associated shoals. An *unstabilized inlet erosion zone* is a segment of shoreline along or adjacent to a tidal inlet which is directly influenced by the inlet and its associated shoals, and which is not stabilized by jetties, terminal groins, or other structures. A *stabilized inlet erosion zone* is a segment of shoreline along or adjacent to a tidal inlet which is directly influenced by the inlet and its associated shoals, and which is stabilized by jetties, terminal groins, or other structures.

In accordance with the Beachfront Management Act, Hilton Head Island is divided into 3 inlet erosion zones and 2 standard erosion zones. These zones are defined and described from south to north according to the numbering system of the State's beach monitoring network. The location of each monitoring monument and zone designation is shown in Figure 17.

5.1.1 Beach Profiles

The Town of Hilton Head Island's beach monitoring program is founded on the use of established survey transects located at permanent reference monuments along the island's shoreline. This system of permanent monuments is the Town's beach monitoring baseline. The Town's beach monitoring stations are separate and different from the beach monitoring stations surveyed annually by the SCSCDHEC-OCRM (there are 45 stations surveyed by the OCRM). This assessment presents findings from data acquired along the Town's baseline and relates the findings to nearby OCRM monitoring transects.

The Town's monuments are referenced to standard horizontal and vertical control systems and datums. The horizontal datum is the South Carolina State Plane coordinate system, which is relative to the North American Datum of 1983 (NAD83) in International Feet. The vertical datum for purposes of beach monitoring and beach fill construction control is the National Geodetic Vertical Datum of 1929 (NGVD29).

For purposes of beach monitoring, the Town has established 74 stations (or monuments) as permanent points of reference. Thirty-two of these monuments – whole numbers 01 through 32 – were established in 1985 and have been surveyed at least twice a year since 1986. Thirteen intermediate monuments (e.g., 01A) were established prior to the 1997 renourishment project to obtain greater detail of beach change and conditions along specific shoreline areas, particularly along South Beach and the "Heel." Seven monuments – whole numbers 33 through 39 – were established prior to the 2006/07 renourishment project and included an area along the Fish Haul/Spa shoreline. Fourteen intermediate stations were developed at the same time along the Fish Haul Shoreline (FH-01 through FH-14), three of which are located concurrently with primary stations 33, 34, and 35. The last eleven monuments were established prior to the 2011/12 renourishment project in order to obtain greater detail of beach change around the "Heel."

The Town's beach monitoring stations HI-00A through HI-32 comprise 7 primary shoreline monitoring reaches – from the Lands' End Groin at Braddock Cove Creek on Calibogue Sound to Fish Haul Creek along Port Royal Sound. These stations generally coincide with OCRM stations 1400 through 1493.



Typical beach profile, shoreline change, and volume change plots are presented in Figures 18-23. Table 6 presents the seven shoreline reaches and a summary of the shoreline and volumetric changes since 1996.

Table 6: Summary of shoreline monitoring reaches MHW position change and volumetric change as of November 2021, relative to October 1996.

Reach	Length (ft)	Monuments		Change as of Nov-2021 relative to Oct-1996		
		Town	OCRM	MHW (ft)	Volume (cy)	Density (cy/ft)
Calibogue Sound	3,685	HI-00A to HI-01	1400	-2	191,000	52
South Beach	7,260	HI-01 to HI-04	1403 & 1406	241	1,015,000	140
South Island	17,010	HI-04 to HI-11	1409 to 1430	161	1,772,000	104
Central Island	28,915	HI-11 to <i>The Folly</i>	1430 to 1469	217	3,746,000	130
North Island	10,490	<i>The Folly</i> to HI-28	1472 to 1481	208	1,511,000	144
The Heel	5,075	HI-28 to HI-29E	1481 & 1484	205	210,000	41
Port Royal Plantation	6,680	HI-29E to <i>Fish Haul Creek</i>	1487 to 1493	481	1,163,000	174

Calibogue Sound. The Calibogue Sound shoreline reach generally faces the Calibogue Sound waterbody, between the Lands’ End Groin and HI-01 (OCRM 1400). This reach of shoreline is primarily influenced by inlet processes and lies within an OCRM inlet hazard zone. This reach of shoreline has not received direct sand placement during any of the Town’s beach nourishment projects since it tends to benefit from the alongshore movement of sand from the South Beach shoreline reach.

As shown in Figure 18, the mean high water (MHW) shoreline position has historically fluctuated between -40 and +30 feet (ft), relative to the October 1996 condition. As of November 2021, the average MHW position is -2 feet landward of the October 1996 position. The cumulative volume along this reach has also increased over time, with a net gain of approximately +191,000 cubic yards (cy) as of November 2021 – this is equivalent to a volume density increase of +52 cubic yards per foot of shoreline (cy/ft).

South Beach. The South Beach shoreline reach faces both the entrance to Calibogue Sound and the Atlantic Ocean along the southern end of Hilton Head Island, between HI-01 and HI-04 (OCRM 1403 & 1406). This reach is generally characterized by a large dune field, with alongshore sediment transport that moves from southeast to northwest. The South Beach shoreline is influenced by both inlet and beach processes and lies within an OCRM inlet hazard zone. This reach was originally nourished in 1999 and subsequently renourished in 2006/07, 2016, and 2017.

As shown in Figure 20, the MHW shoreline position along South Beach tended to steadily increase from October 1996 to October 2017, reaching a peak average distance of +408 ft (October 2017), and has decreased to +241 ft as of November 2021. The cumulative volume along this reach followed a similar pattern, with a net gain of approximately +1,015,000 cy (140 cy/ft) as of November 2021.

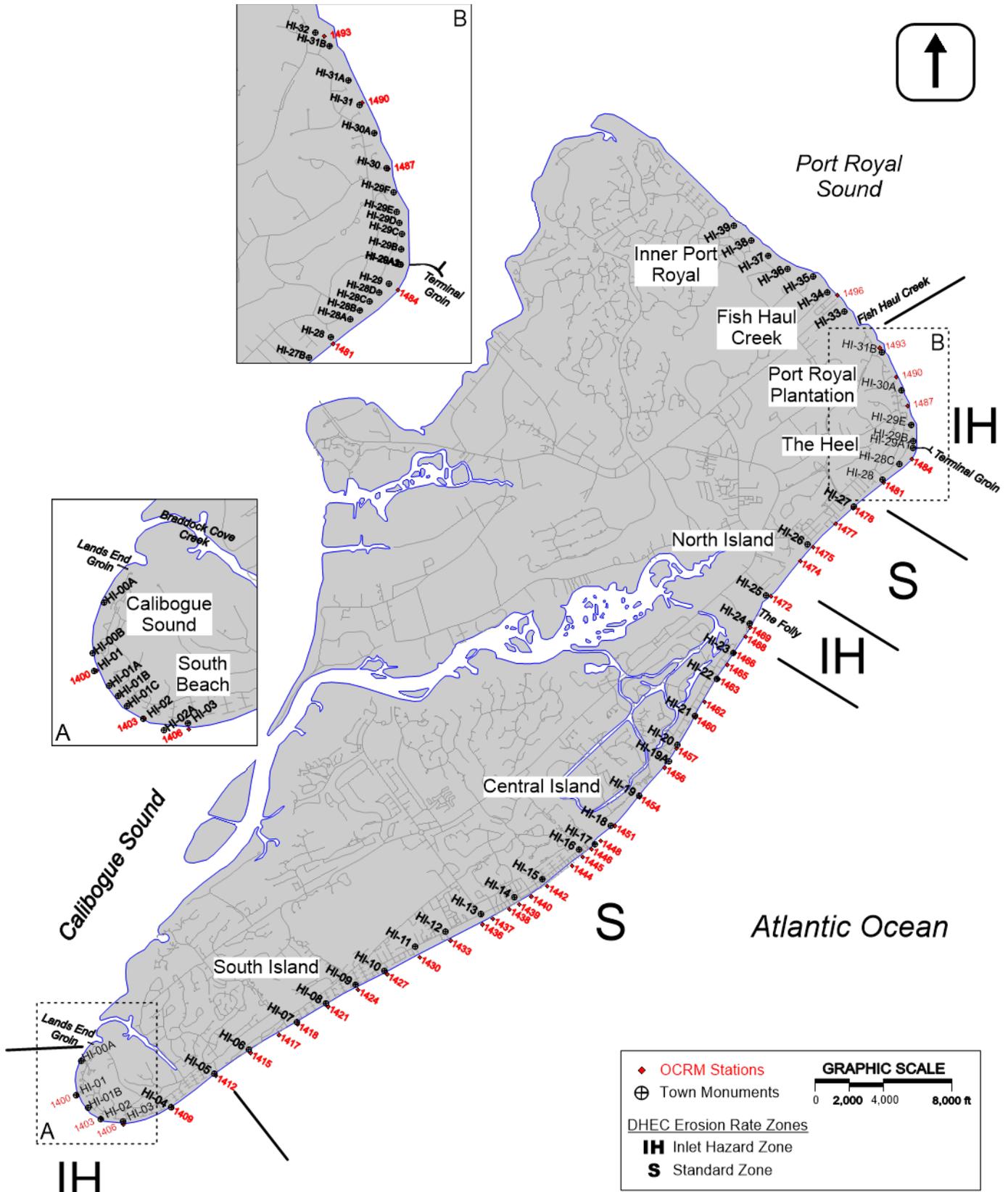


Figure 17: Beach erosion control monuments & erosion rate zones.

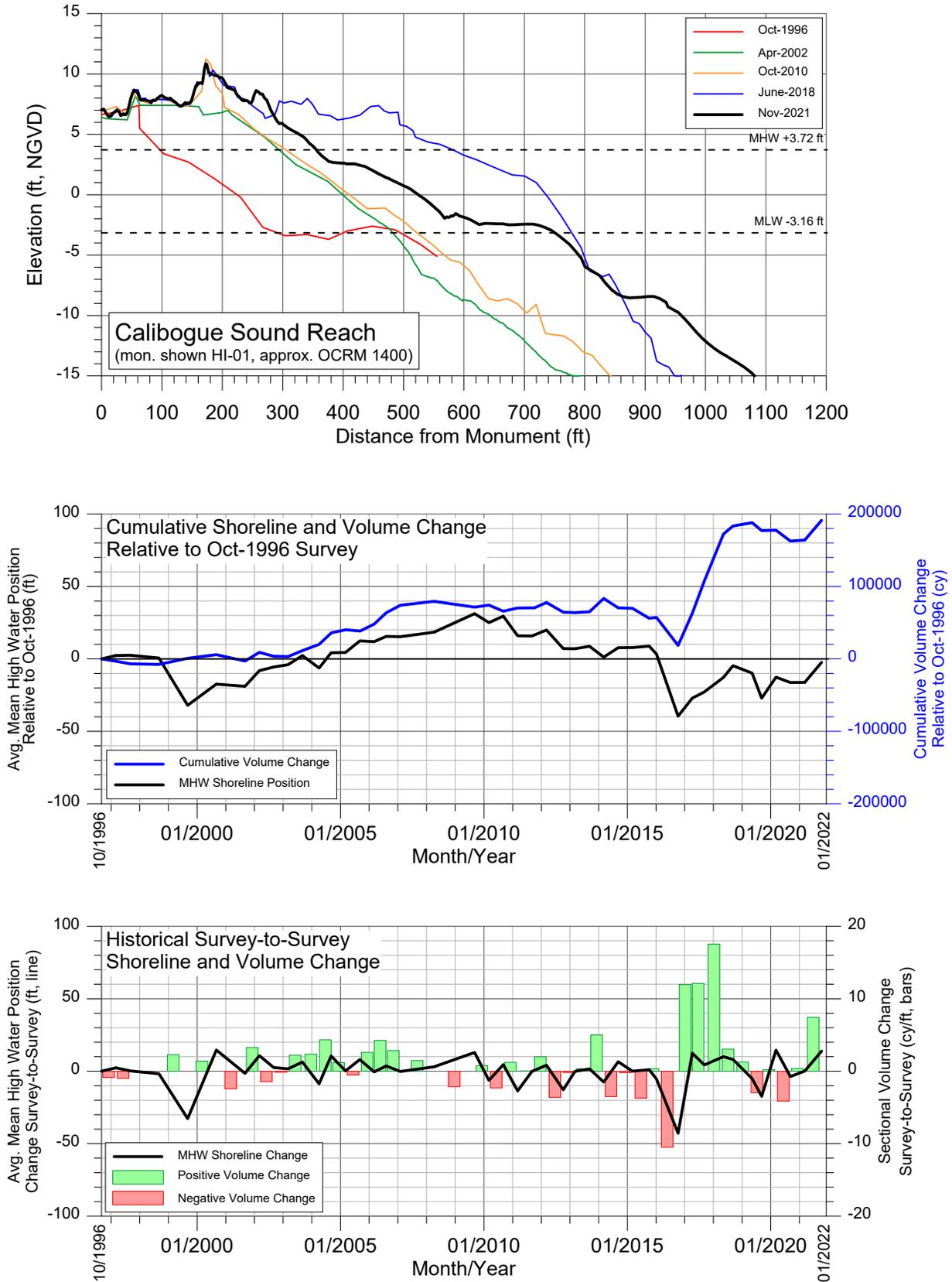


Figure 18: Calibogue sound changes (Oct-1994 to Nov-2021).

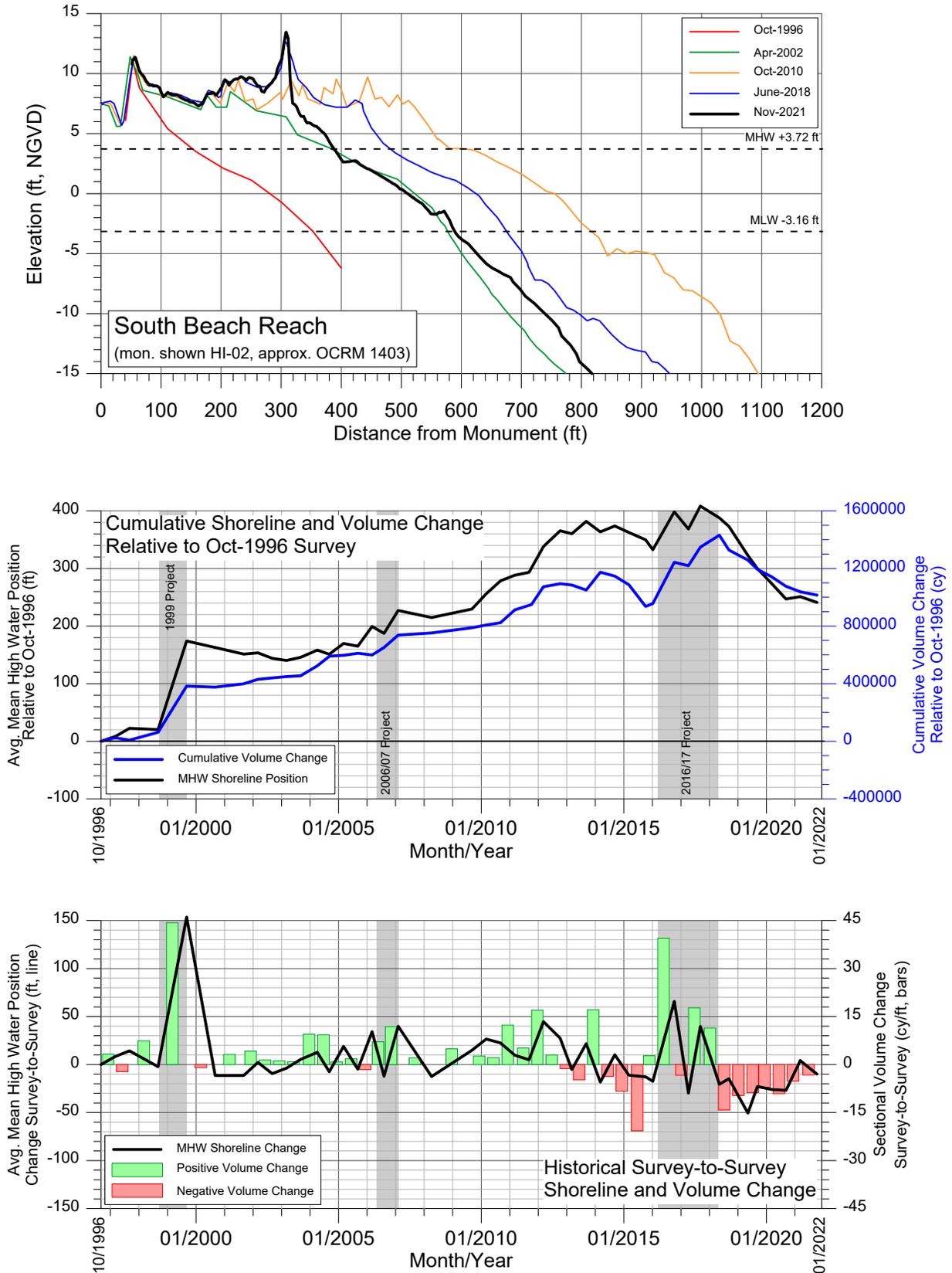


Figure 19: South Beach changes (Oct-1994 to Nov-2021).

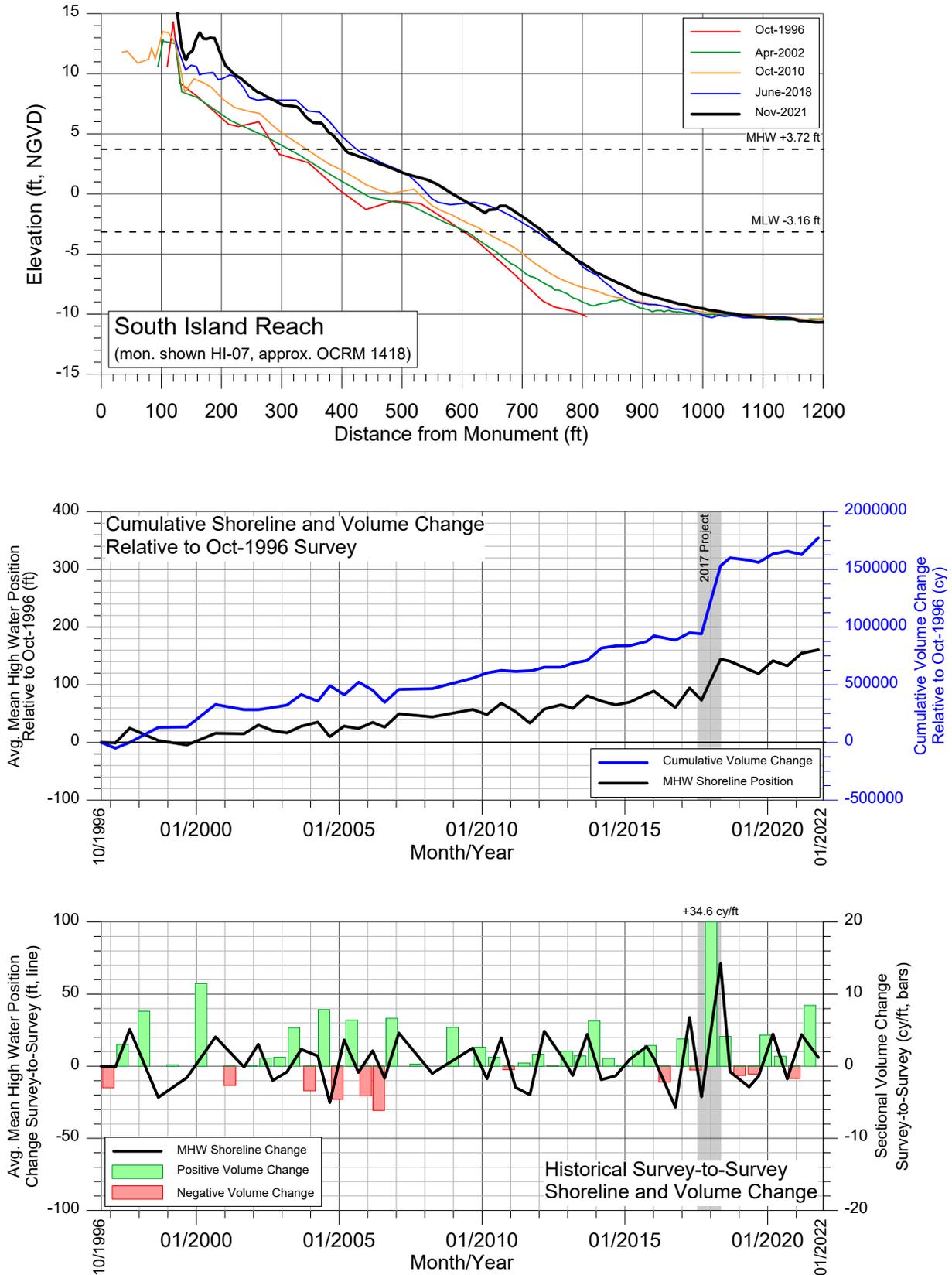


Figure 20: South Island changes (Oct-1994 to Nov-2021).

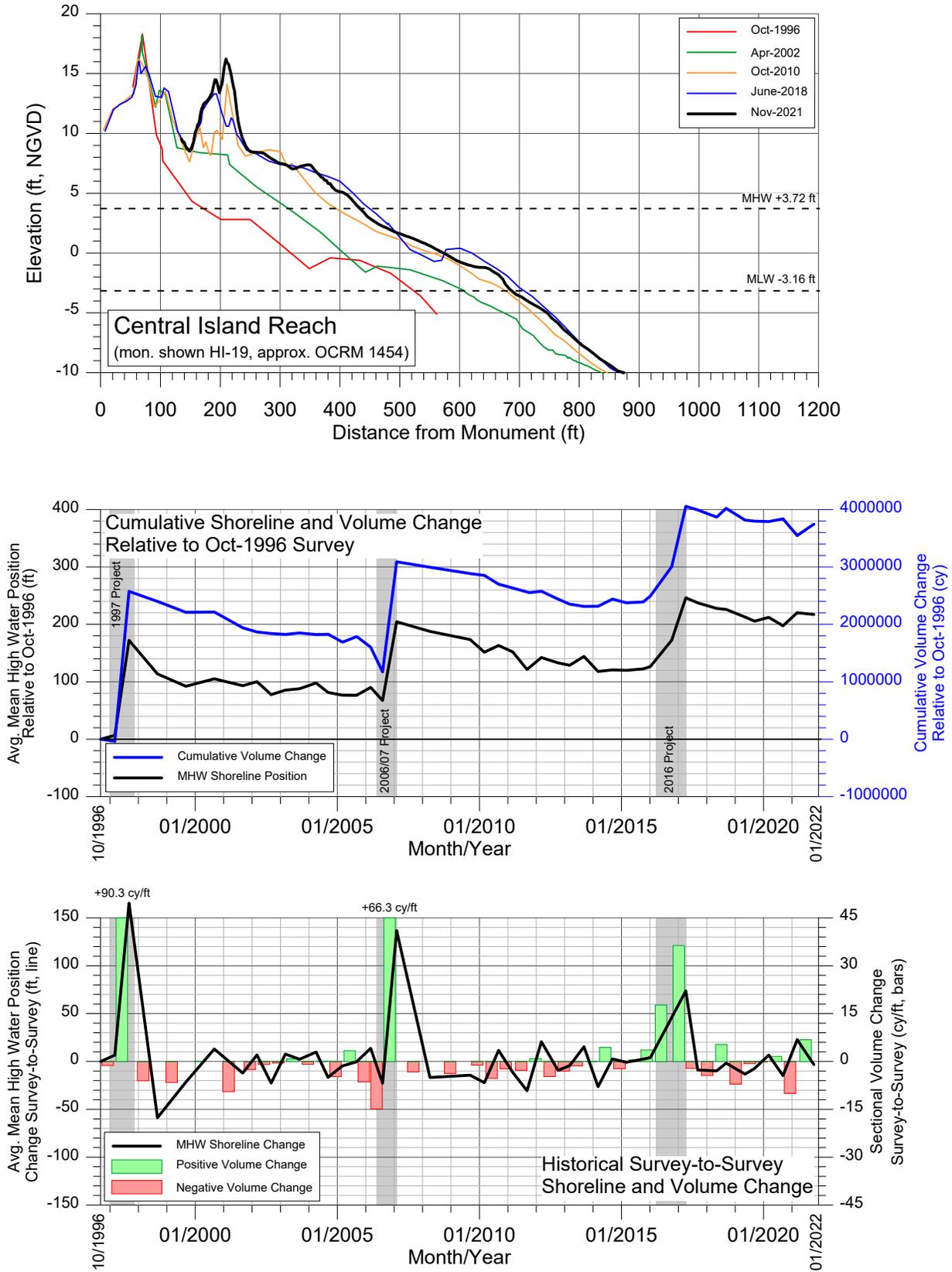


Figure 21: Central Island changes (Oct-1994 to Nov-2021).

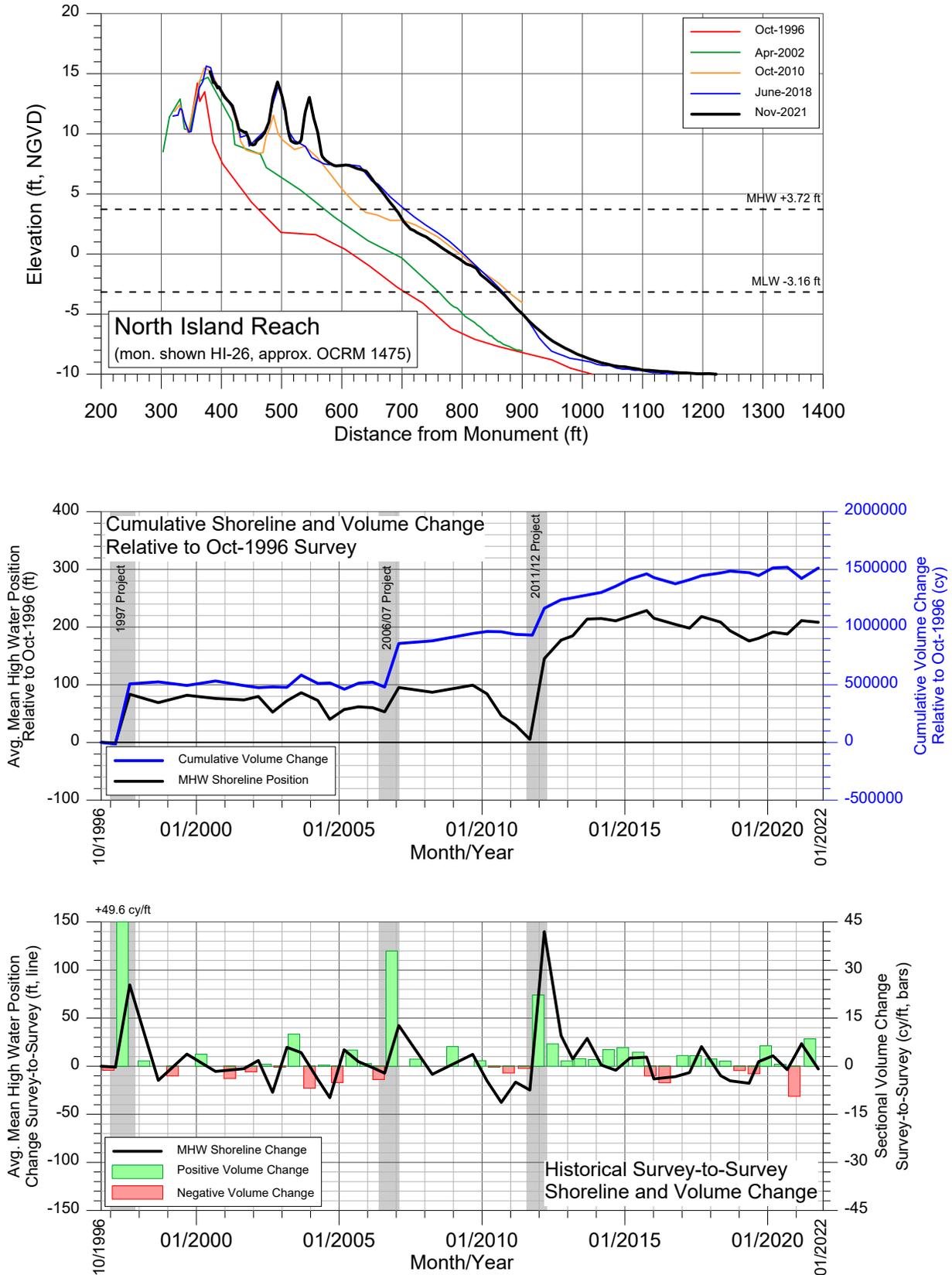
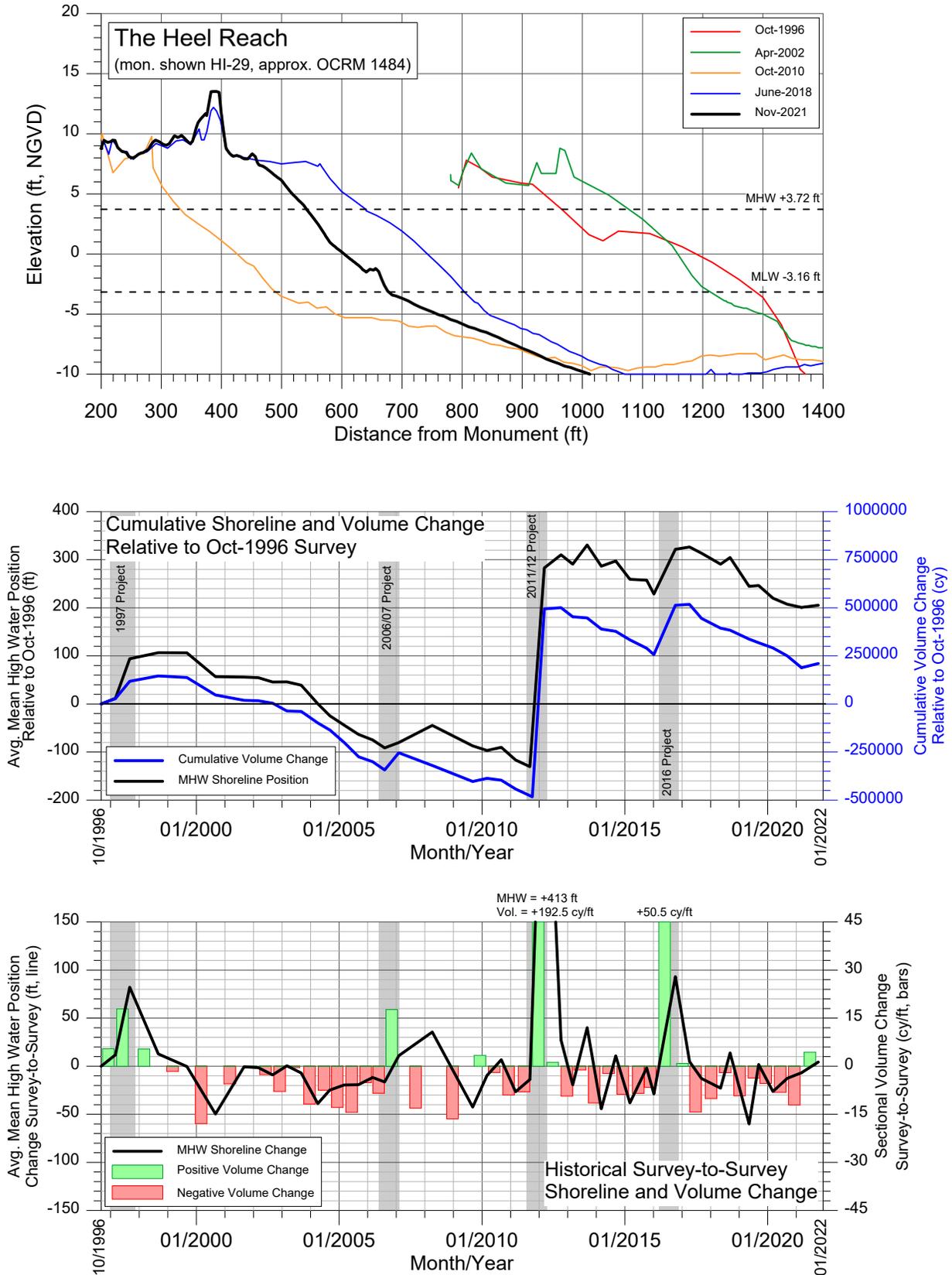
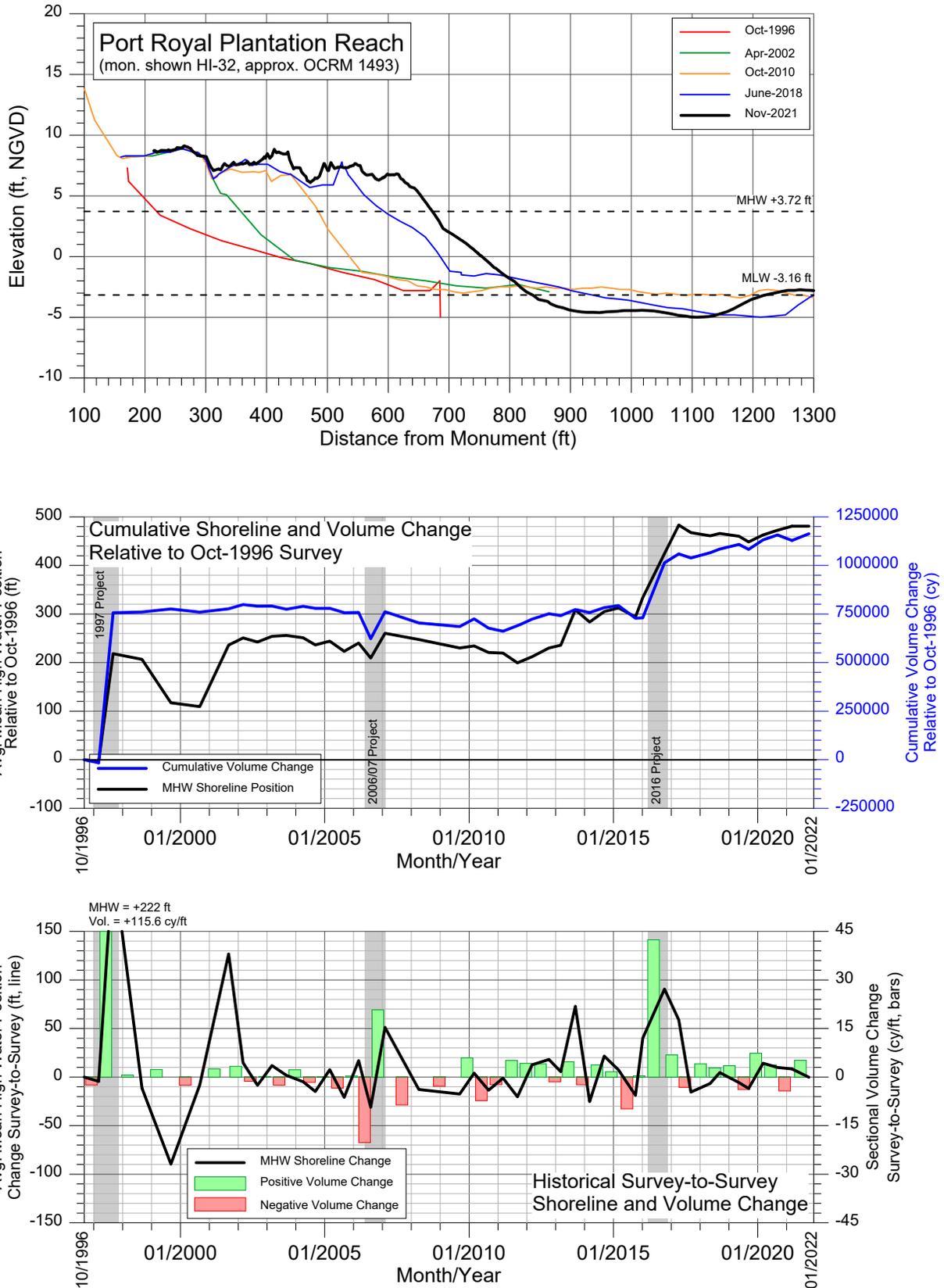


Figure 22: North Island changes (Oct-1994 to Nov-2021).







South Island. The South Island shoreline reach stretches along the Atlantic Ocean between HI-04 and HI-11 (OCRM 1409 to 1430). The South Beach shoreline is primarily influenced by beach processes and lies within both an OCRM inlet hazard zone (HI-04 to HI-05) and OCRM standard zone (HI-05 to HI-11). This reach is generally stable to marginally accretional and has only been nourished once, in 2017, since the inception of beach management at Hilton Head Island. It has been observed that the South Island reach tends to benefit from the north to south alongshore transport of sand from the Central Island reach.

As shown in Figure 20, the MHW shoreline position along South Island has tended to steadily increase over time and is +161 ft seaward of the October 2016 position, as of November 2021. The cumulative volume change along this reach has also steadily increased over time, increasing in 2017 (as a result of the beach fill project), with a total of +1,772,000 cy (+104 cy/ft) as of November 2021 (relative to October 1996).

Central Island. The Central Island shoreline reach is the longest of the Town's monitoring reaches and stretches along the Atlantic Ocean between HI-11 and *The Folly* (OCRM 1430 to 1469). The Central Island shoreline is primarily influenced by beach processes and lies within both an OCRM standard zone (HI-11 to ~HI-24) and an OCRM inlet hazard zone (~HI-24 to *The Folly*). The Central Island reach was originally nourished in 1990 and subsequently renourished in 1997, 2006/07, and 2016.

As shown in Figure 21, the MHW shoreline position along Central Island tends to naturally retreat between renourishment events, but has overall increased in width since October 1996. As of November 2021, the average MHW shoreline position is approximately +217 ft seaward of the October 1996 position. Similarly, the cumulative volume change over time indicates that this reach erodes between renourishment events. As of November 2021, the net cumulative beach volume increase since October 1996 is +3,746,000 cy (+130 cy/ft).

North Island. The North Island shoreline reach stretches along the Atlantic Ocean between *The Folly* and HI-28 (OCRM 1472 to 1481). This shoreline reach is primarily influenced by beach processes, to a lesser degree inlet processes (i.e., *The Folly*), and lies within both an OCRM inlet hazard zone (*The Folly* to HI-25.5) and an OCRM standard zone (HI-25.5 to HI-27.5). The North Island reach was originally nourished in 1990 and subsequently renourished in 1997, 2006/07, and 2011/12.

As shown in Figure 22, the MHW shoreline position along North Island tends to remain relatively stable through time (less the period from October 2009 to October 2011), with shoreline advance generally associated with beach nourishment events. As of November 2021, the average MHW shoreline position is +208 ft seaward of the October 1996 position. Cumulative volume changes were relatively stable between the 1997 and 2006/07 projects, but tended to show an accretional signal between the 2006/07 and 2011/12 projects and over the period following the 2011/12 project to November 2021. As of November 2021, the cumulative net beach volume increase since October 1996 is +1,511,000 cy (+144 cy/ft).

The Heel. The Heel shoreline reach faces both the Atlantic Ocean and the entrance to Port Royal Sound along the northern end of Hilton Head Island, between HI-28 and HI-29E (OCRM 1481 & 1484). This shoreline reach is primarily influenced by inlet processes and lies entirely within an OCRM inlet hazard zone. Due to its proximity to Port Royal Sound, The Heel has historically been a very dynamic region of



the island. This reach was originally nourished in 1997 and renourished in 2006/07. In 2011/12 the Heel was stabilized by the construction of a rock, rubble mound terminal groin and beach nourishment, and since then was renourished once more in 2016.

As shown in Figure 23, the MHW shoreline position along The Heel has tended to retreat through time. As of November 2021, the average MHW shoreline position is approximately +205 ft seaward of the October 1996 position. Cumulative volume changes likewise exhibit an erosional trend along The Heel. The November 2021 survey indicates that the cumulative beach volume change is a +210,000 cy (+41 cy/ft) increase, relative to the October 1996 conditions.

Port Royal Plantation. The Port Royal Plantation shoreline is the northernmost primary monitoring reach and faces Port Royal Sound, between HI-29E and *Fish Haul Creek* (OCRM 1487 to 1493). This reach is primarily influenced by inlet processes and lies entirely within an OCRM inlet hazard zone. This shoreline region has been relatively stable, and tends to benefit from south to north alongshore sediment transport from The Heel. This reach was originally nourished in 1997 and subsequently renourished in 2006/07 and 2016.

As shown in Figure 24, the MHW shoreline position along Port Royal Plantation has gone through periods of retreat (e.g., 2007 to 2012) and advance (e.g., 2012 to 2016). It has been observed that offshore sand waves periodically migrate onshore and provide input of sediment to this reach. As of November 2021, the average MHW shoreline position is approximately +481 ft seaward of the October 1996 position. Cumulative volume changes were generally stable from 1996 through 2016, with an accretional signal shown to have been occurring since completion of the 2016 project. As of November 2021, the cumulative net beach volume increase since October 2016 is +1,163,000 cy (+174 cy/ft).

5.1.2 Long Term Erosion Rates and Shoreline Volumetric Change Rates

Long-term MHW shoreline and volumetric change rates were assessed over the seven primary shoreline monitoring reaches along Hilton Head Island. MHW position and net beach volume change rates through time were computed for the period from 1996 to 2021 and remove the beneficial effects of beach fill placement in order to approximate the natural, or “background”, change rates. Table 7 presents the shoreline and volumetric change rates for the Town’s monitoring reaches.

Table 7: MHW Shoreline and Volumetric Change Rates (1996-2021).

Reach	Monuments		Annualized Volumetric and Shoreline Changes <i>1996-2021, Beneficial Project Effects Removed</i>		
	Town	OCRM	MHW (ft/yr)	Total (cy/yr)	Sectional (cy/ft/yr)
Calibogue Sound	HI-00A to HI-01	1400	0.1	2,000	0.6
South Beach	HI-01 to HI-04	1403 & 1406	-0.8	-200	0.0
South Island	HI-04 to HI-11	1409 to 1430	3.1	44,800	2.6
Central Island	HI-11 to <i>The Folly</i>	1430 to 1469	-7.4	-102,300	-3.5
North Island	<i>The Folly</i> to HI-28	1472 to 1481	-0.4	15,700	1.5
The Heel	HI-28 to HI-29E	1481 & 1484	-18.2	-47,500	-9.4
Port Royal Plantation	HI-29E to <i>Fish Haul Creek</i>	1487 to 1493	2.1	-3,800	-0.6



The Calibogue Sound shoreline has historically been a stable to marginally accretional reach that has tended to benefit from the south-to-north alongshore transport from South Beach. This reach lies entirely within an OCRM inlet hazard zone and is subject to the influences of inlet processes. Annualized background shoreline changes are on the order of +0.1 ft/yr and volumetric changes +2,000 cy/yr for the period from 1996-2021, with project effects accounted for.

The South Beach shoreline reach also lies entirely within an OCRM inlet hazard zone and is generally erosional. This reach receives alongshore sand input as beach sediment moves north to south along the South Island shoreline and towards Calibogue Sound. A large sand lobe also was observed to be migrating alongshore and into Calibogue Sound from the early 2000s through 2021. As this lobe moved through South Beach over the roughly 20-year period, the dune field was seen to both grow and retreat as the shoreline responded to the flux of sand. A contemporary analysis period from 2006 to 2021 was computed (in addition to the results of Table 7) and suggests that shoreline and volumetric changes were approximately -4.1 ft/yr and -30,000 cy/yr, respectively, as the lobe migrated towards the Sound and dissipated. Continued monitoring efforts will allow for a greater understanding of how shoreline and volume change rates may evolve along the South Beach reach.

The South Island reach has been historically stable to marginally accretional and has benefited from the alongshore transport of sand from the Central Island reach. Most of this shoreline lies within an OCRM standard zone, however there is a small area from HI-04 to HI-05 that is within an OCRM inlet hazard zone. The accretional nature of this reach led to the 2017 project being its only nourishment event to date, which was in response to severe erosion caused by the impacts of Hurricanes Matthew and Irma. The South Island MHW shoreline tends to advance at a rate of +3.1 cy/yr and gains sand at +44,800 cy/yr, on average.

The Central Island shoreline reach is generally erosional and lies primarily in an OCRM standard zone, with the area between HI-24 and *The Folly* as an OCRM inlet hazard zone. Due to its erosional propensity, the Central Island reach is typically considered for renourishment when planning comprehensive beach fill projects at Hilton Head Island. The average annualized MHW position change rate is about -7.4 ft/yr, and the volumetric change rate is -102,300 cy/yr.

The North Island shoreline reach is stable to very marginally accretional and lies within an OCRM inlet hazard zone and OCRM standard zone. This reach has benefited from the shoreline stabilizing effects of the terminal groin construction at The Heel in 2011/12. Since construction of the groin, the cumulative volume along this reach has increased over time. Average annual MHW shoreline position change along this reach is approximately -0.4 ft/yr, with volume changes roughly +15,700 cy/yr.

The Heel shoreline reach is the most erosional reach of the Town's monitored shoreline and lies completely within an OCRM inlet hazard zone. Morphological changes along this reach are influenced by both beach and inlet processes associated with Port Royal Sound. Chronic, long-term erosion at The Heel necessitated the design and construction of the rubble mound terminal groin in 2011/12 to stabilize the



shoreline. The annualized MHW shoreline change rate at The Heel is approximately -18.2 ft/yr, and the volumetric change rate is -47,500 cy/yr.

The Port Royal Plantation shoreline reach is the northernmost monitoring reach and lies completely within an OCRM inlet hazard zone. This reach is slightly erosional from a volume perspective, but has presented MHW advance over the long-term. Similar to South Beach, Port Royal Plantation has seen the periodic offshore-to-onshore movement of sand lobes influencing changes along this reach. The average annualized MHW shoreline position change is approximately +2.1 ft/yr, and the annualized volume change is -3,800 cy/yr.



5.2 BEACH ALTERATION INVENTORY

Although the Town's preferred approach to shoreline stabilization is periodic beach renourishment, historical efforts to stabilize the Island's shoreline have resulted in structures being installed by various entities at six locations along the Island's shoreline.

Existing Shoreline Stabilization Structures

South Beach Groins:

Seven shore-stabilizing structures presently exist along the southern extremity of the Island within Sea Pines. Six of these structures constitute the groin field found along South Beach's ocean-facing shoreline, which are presently (as of 2022) covered by sand, while the seventh structure is a terminal groin, commonly called the Land's End Groin, located immediately south of and adjacent to the Braddock Cove tidal creek. These structures were installed during the late 1960's and 1970's by Sea Pines Company.

North Forest Beach Armoring:

In conjunction with the development of this residential area in the 1960's and prior to the adoption of the SC Beachfront Management Plan and SCDHEC OCRM setback line in the 1980's, over a mile of various forms of armoring was constructed along the North Forest Beach shoreline by property owners. Typical types of armoring ranged from walls, to granite rip rap and concrete rubble, most of which were placed in an undesigned fashion on an as-needed basis. As a result of the Town's renourishment efforts, this zone of shoreline hardening has been effectively isolated from normal day to day wave and tide impacts by the beach fill projects conducted in 1990 and 1997. Since the section of central Hilton Head Island shoreline extending from North Forest Beach to the present-day Marriott Hotel naturally experiences the most erosional stress, it is deemed to be an important trigger for beach restoration activities.

Marriott Hotel Sloping Concrete Revetment with Seawall:

The existing Marriott Hotel complex (formerly the Hyatt Hotel) is an example of the placement of a major habitable shorefront structure at the natural dividing point along Hilton Head Island's littoral system. A massive, sloping concrete revetment with seawall was constructed in conjunction with and upland of the original project, clearly acknowledging that the hotel complex would be subjected to wave and tidal impacts. However, what may not have been realized was the magnitude for potential chronic shoreline recession at that location. A Littoral Transport Study of the island's oceanfront shoreline (Olsen, 1996) confirmed that the natural dividing point for littoral transport lies in the vicinity of the hotel and that phenomenon has been partially responsible for increased background erosion rates measured at that location. Although two previous beach renourishment projects have overtly sought to both reduce erosion vulnerability at the Marriott hotel site and to maximize post-construction beach widths sufficient to address high intensity recreational demand, it is recognized that a comprehensive solution is neither practical nor cost-effective seaward of the hotel complex. It is acknowledged that erosion of this area will occur faster than other areas along the shoreline; however due to the specific nature of this area, such an occurrence will not be used as the trigger for a large-scale renourishment, like erosion in the North Forest Beach area.



Folly Terminal Groin:

A rock terminal groin (approximately 430 feet long) was built along the western side of the small tidal inlet known as the Folly, as part of the 1997 renourishment project. The primary purpose of the structure was to allow beach restoration operations to occur in close proximity to the Folly (westward of the inlet only) without increasing the probability of closure due to project induced shoaling. SCDHEC OCRM permits for beach nourishment on Hilton Head Island, require that the Folly “must be kept in an open and flowing condition” since the tidal inlet is connected to a small isolated estuarine area deemed to be an important environmental resource. Accordingly, maintenance of the groin structure at its current location and approximate existing configuration is an important mechanism for minimizing fill impacts at this location of the island. Conversely, the eastern limit of the Folly has remained unstabilized and beach fill operations at that location are not allowed to encroach toward the inlet.

Port Royal Plantation Groin Field:

Along the Port Royal Shoreline, 17 shore perpendicular groins and two shore parallel rock revetments were constructed between 1969 and 1974. The 17 groins were constructed of varying mixes of small, medium and large granite stone. Some groins included concrete rubble. The two remaining groins, located at the southeasternmost section of the Port Royal Sound shoreline, were constructed of palm tree trunks combined with granite stone. It is estimated that these two structures were constructed around 1960. The groins’ lengths vary from about 100 to 600 feet and the spacing between groins varies from approximately 165 to 850 feet.

Town/SPA Breakwaters:

As part of the 2006 Beach Renourishment Project, a new section of Port Royal Sound facing shorefront received limited beach fill to the northwest of Fish Haul Creek. As a complement to the small sand fill, six small rock detached breakwaters were constructed seaward of the limits of sand placement. The purpose of the rock breakwaters is to extend the life (and performance) of the very small isolated fill project. The structures are likewise intended to reduce sand migration from the fill towards Fish Haul Creek. Subsequent to rock placement, marsh vegetation was planted in the lee of each structure to further encourage long term natural stabilization along this shoreline which is at the transition point from sandy beach to an estuarine environment. It should be noted that this shore stabilization project is not located within the SCDHEC OCRM Beach/Dune Critical Area, but serves to more evenly distribute beach access points throughout the Island.

Town/Port Royal Groin:

A section of Port Royal Sound facing the Atlantic shorefront received limited beach fill and was stabilized by the construction of a 700-foot-long rubble mound terminal groin at the northeastern end of the project. This shoreline area of the island is subject to both beach and inlet sediment transport processes and was typically highly erosional prior to installation of the groin. Construction of the terminal groin was completed in 2012. The groin is low crested and mostly buried. Since completion of the project, the terminal groin has successfully reduced the extent of shoreline erosion along the northern end of Hilton Head Island.



5.2.1 Beach Renourishment Project History

In 1980, the United States Army Corps of Engineers (USACE) issued a permit for the placement of 300,000 cubic yards of sand along approximately 14,000 linear feet of the beach to Sea Pines Company. The renourishment sand was transported from the permitted dredging project of Shelter Cove Marina, located mid-island on Broad Creek, as a result of its compatibility with existing beach front sand. A Palmetto Dunes Resort project was the only renourishment project on Hilton Head Island permitted by the USACE and certified by the South Carolina Coastal Council prior to 1990, and predates the incorporation of the Town.

In 1990, the Town of Hilton Head Island undertook its first major beach nourishment project, which was jointly funded by the State and the Town. This project involved the placement and contouring of as much as 2.5 million cubic yards of beach-compatible sand along 35,000 linear feet of the shoreline. This comprehensive nourishment project covered an area of the beach from just north of the Westin Hotel to south of Coligny Circle, with a small area excluded around the Folly. The sand was excavated and placed by hydraulic cutter-suction pipeline dredge from two offshore borrow sites located at Joiner and Gaskin Banks.

In 1997, the Town performed another renourishment project located very similarly to the 1990 project; however, this project addressed an additional 1.5-mile segment along Port Royal Sound, the reconfiguration of a tidal channel, and the installation of sand fencing and native vegetation to encourage dune formation and stabilization.

In 1999, another renourishment project was permitted for emergency work to renourish along the South Beach shoreline as the preferred solution to the localized erosion problem which was occurring at that time. This fill was placed over the South Beach groin field rather than maintaining the structures themselves.

In 2007, the Town finished a \$16.6 million project that was similar to the projects constructed in 1990 and 1997, with the exception of certain design refinements near the Marriott and along North Forest Beach. In addition, the Town elected to nourish an area near Fish Haul Creek, along the shoreline of Port Royal Sound, due to chronic erosion. This project placed about 2 million cubic yards of sand along 6.6 miles of Atlantic shorefront, from just south of Coligny Circle to just north of the Westin Hotel at Port Royal Plantation; 85,000 cubic yards of sand along 2,000 feet of the Port Royal Sound shoreline north of Fish Haul Creek at the Spa; and 42,000 cubic yards of sand along 1,500 feet of Atlantic Shorefront at South Beach. As with previous projects, the nourishment sand was excavated by hydraulic dredge from two offshore shoal features.

The 2011-12, beach renourishment project was a smaller scale project that built up the beach from just north of The Westin Resort to the Beach House in Port Royal Plantation. The 9.8-million-dollar project included two principal parts: the placement of about 1 million cubic yards of sand along 1 mile of Atlantic



shorefront, and the construction of a 700-foot-long rubble mound terminal groin at the northeastern end of the project to stabilize the erosional north end of Hilton Head Island. The groin is low crested and mostly buried.

The 2013 beach renourishment project was a smaller scale, truck-haul beach fill project where approximately 20,300 cubic yards (32,142 tons) of sand were placed along a 2,000-foot segment of Port Royal Sound. This segment of shoreline, just south of Fish Haul Creek, is known as Ocean Point. This project was constructed at a cost of approximately \$1 million dollars.

The 2016 beach renourishment project was a scheduled renourishment of portions of the previously constructed 1990, 1997, 1999, 2006/07, and 2011/12 project segments that required sand fill at the time of construction. The purpose of this project was to reestablish the intended design conditions of Hilton Head Island's engineered beaches, defined as those reaches that have received direct sand placement in the past. The project also called for sand placement between approximately Painted Bunting Road and Marsh Wren Road, which was beyond historical sand placement limits. Approximately 2,855,800 cubic yards of beach-compatible sand were placed along the island's shoreline through this project, which is inclusive of additional sand placed to address erosion experienced during Hurricane Matthew (October 2016). This project was constructed by cutter-suction pipeline dredge and used the Bay Point Shoals and Barrett Shoals borrow area.

The 2017 project was an emergency restoration of both the South Beach portion of the 2016 project and a northward extension of the beach fill to approximately 1,000 feet north of Duckhawk Road. The purpose of this project was to address erosional impacts associated with Hurricane Matthew, and subsequently Irma (September 2017), along the South Beach shoreline. Approximately 709,500 cubic yards of beach-compatible sand were placed within one distinct shoreline segment for this project. The project was constructed by cutter-suction pipeline dredge and used the Barrett Shoals borrow area.

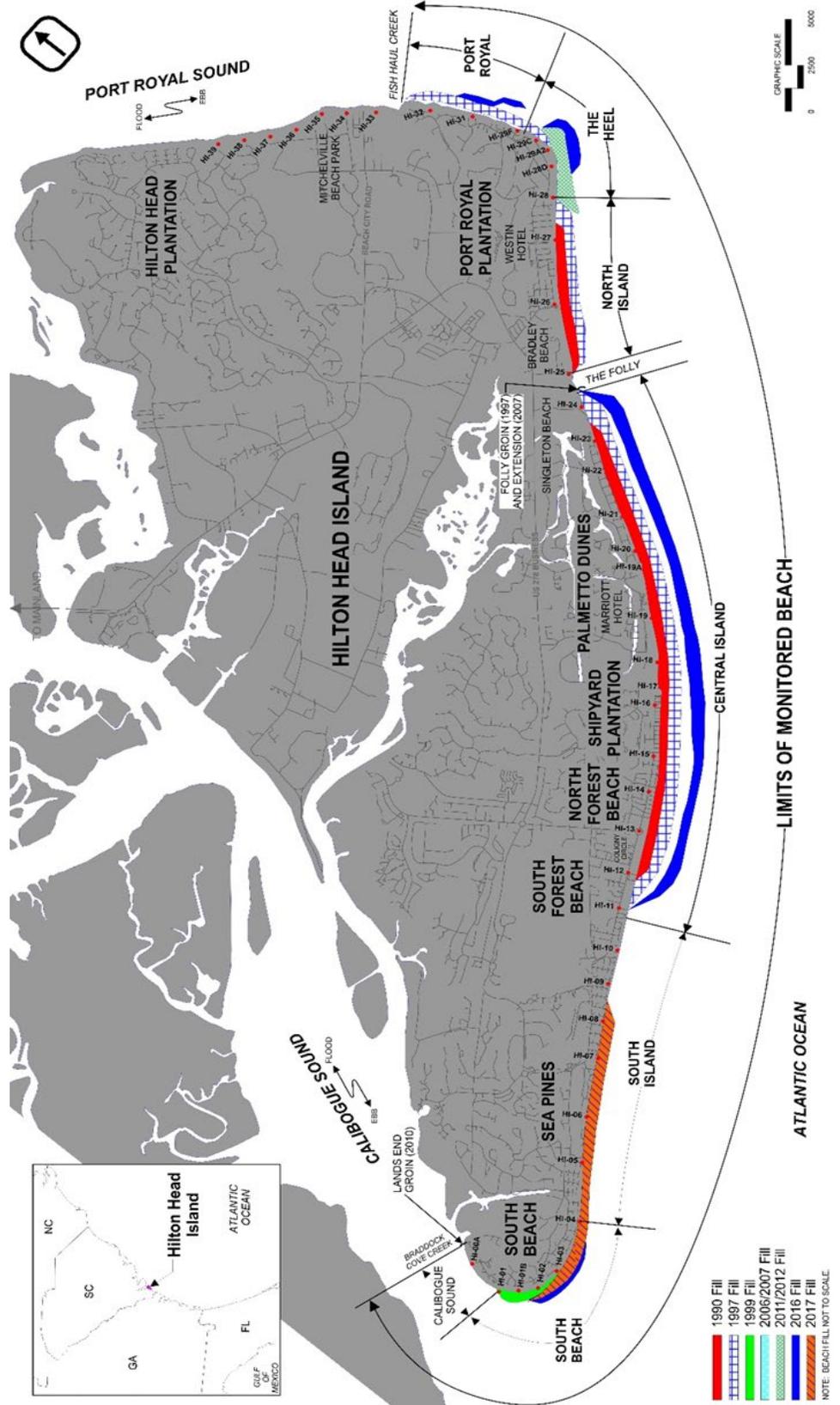


Figure 25: Historical beach fill projects at Hilton Head Island.



Figure 26: 2006/07 Project in Construction, with Pre-1990 Shoreline shown as Red Line.



5.2.2 Emergency Orders and Sandbags

No State-issued Emergency Orders have been issued for Hilton Head Island recent years (since 2015).

5.2.3 Previous Hurricanes and Storm Events

Over the past decade (2012-2022), four major hurricane storm events have impacted Hilton Head Island and resulted in losses to the Island’s beaches. The four hurricanes are: Joaquin (2015), Matthew (2016), Irma (2017), and Dorian (2019). Erosional losses resulting from the aforementioned storms’ impacts to the Town’s engineered beaches¹ resulted in FEMA-eligible Category G reimbursements. As of May 2022, the Town’s engineered beach reaches include:

- South Beach – HI-01 to HI-04
- South Island – HI-04 to HI-08+1000 ft
- Central Island – HI-11 to *The Folly*
- North Island, The Heel, and Port Royal Plantation – *The Folly* to *Fish Haul Creek*
- Fish Haul Creek – FH-05 to HI-35

Hurricane Joaquin (2015). The direct storm effects from Joaquin to Hilton Head Island occurred between 29 September and 7 October 2015. Despite tracking far to the east of the island, moisture from Hurricane Joaquin fed a non-tropical low-pressure system that stalled over the southeast United States resulting in elevated tides, waves, significant rains and substantial coastal flooding. This event occurred as the Town of Hilton Head Island, SC was planning to construct its next island-wide beach renourishment project in early 2016. Based upon review of the available beach profile data (pre- and post-storm), it was concluded that approximately 177,250 cy were lost from the entire beach system (dune to depth of closure). Of this total, 151,720 cy of material were lost from the engineered beach. In order to account for the material lost, as a direct result of Hurricane Joaquin, an additional 151,720 cy were added to the design of the 2016 island-wide renourishment project.

Hurricane Matthew (2016). Hilton Head Island was impacted by Hurricane Matthew between 7 and 8 October 2016. The center of the storm passed about 5 to 10 miles offshore of Hilton Head Island before making landfall as a Category 1 storm over the Cape Romain National Wildlife Refuge, approximately 80 miles northeast of Hilton Head Island. Through the course of the storm, the Island endured maximum winds of nearly 90 mph, more than 19 inches of rain, and peak water levels near +9.4 ft (NGVD 29) with wave-driven storm run-up that may have reached even higher elevations. Based upon profile comparison from pre- to post-storm, the beach lost a total of 384,000 cy (4.4 cy/ft) of sand from dune to depth of closure. Of this total volume, 291,900 cy were lost from the engineered beach and were eligible for FEMA Category G reimbursements. In addition to beach volume losses, there was an estimated loss of 33.6 acres of dune vegetation along approximately 44,000 ft of engineered shoreline as a result of the storm related

¹ The term “engineered beach” refers to sections of the Town’s shoreline that have received sand fill placement during any of the historical beach fill projects. Since the engineered beach is defined only where a project has been previously constructed, the total engineered beach along Hilton Head Island has increased over time. Losses incurred along the engineered beach may be eligible for FEMA Category G reimbursements.



erosion and dune loss. Hurricane Matthew impacted the Island during the final construction phase of the 2016 Island-wide Beach Renourishment Project, which drove up the amount of sand lost above the MHW line; however, since the construction contractor was still on site, part of the beach fill was immediately refilled in the storm's aftermath.

Hurricane Irma (2017). Hurricane Irma impacted Hilton Head Island between 9-12 September 2017 with the most severe conditions occurring on 11 September 2017. The impacts to the island were realized through the significant and sustained onshore flow associated with the powerful hurricane as it approached and moved up the Florida peninsula. During the storm, the island experienced sustained winds of up to 45 mph, and gusts reaching as high as 60 mph. Water levels in the vicinity of the Island were approximately +9.0 ft (NGVD29), with maximum storm surge of about 5.5 feet above the predicted levels. Pre- to post-storm beach profile comparison indicated a loss of about 255,700 cy from the dune to depth of closure. Of this volume loss, 204,300 cy were lost from the engineered beach and were eligible for FEMA Category G reimbursements. Unlike Hurricane Matthew, there was no observed vegetation loss through the impacts of Hurricane Irma. Hurricane Irma impacted the Island during construction of the 2017 South Island Emergency Beach Fill Project, which drove up the amount of sand lost above the MHW line in the South Beach and South Island shoreline reaches. After the passage of the storm, a portion of the 2017 beach fill that had been lost through the storm was refilled to the design template.

Hurricane Dorian (2019). Hilton Head Island was impacted by Hurricane Dorian between 4-6 September 2019. At the storm's peak (midnight 5 September 2019), the island was exposed to sustained winds ranging from 40 to 50 mph, with gusts reaching as high as 60 mph. Offshore significant wave heights also peaked on September 5, with the greatest wave height measurements of 15-25 ft persisting for approximately 42 hours, and wave heights of at least 5 ft persisting for about 5 days (approx. 1-6 September). Water levels in the vicinity of Hilton Head Island peaked at about +6.5 ft (NGVD29). From the tide gage record and beach profile survey data, it is believed that storm surge at Hilton Head Island may have reached as high as +7 ft (NGVD29) in some areas. Pre- to post-storm beach profile comparison indicates that approximately 180,400 cy were lost along the Town's beaches, from dune to depth of closure. Of this total volume loss, approximately 146,700 cy were lost along the engineered beach and were eligible for FEMA Category G reimbursements. In addition to beach volume losses, it was estimated that roughly 1.53 acres of previously-planted dune vegetation was lost along the South Island segment.



5.3 EROSION CONTROL ALTERNATIVES

Since 1986, a fundamental tenet of the Town’s beach management strategy is that reliance upon “*hard*” structures should be minimized. Prior to the initiation of beach restoration through nourishment, different types of hard structures implemented for shore stabilization by the private sector (*i.e.* homeowners, developers, hotels, P.O.A.’s, etc.) have typically consisted of structures such as groins and seawalls or bulkheads. For the purpose of evaluation, two basic types of shoreline stabilization techniques have been considered: “hard” and “soft” shoreline treatments. In 2005, Olsen Associates, Inc. prepared a white paper on shoreline stabilization structures that included the following evaluation of alternatives for both “hard” and “soft” erosion control techniques.

“Armoring consists of shoreline *hardening* through the application of bulkheads, seawalls or revetments.

- Bulkheads are vertical retaining walls designed to hold or prevent soil from sliding waterward.
- Seawalls are usually massive, vertical designed structures used to protect backshore areas from heavy wave action. In highly erosive conditions or exposed locations they may separate land from water.
- Revetments provide a sloping protective cover of erosion-resistant material to protect a shorefront from waves and/or strong currents. They can be solid (*i.e.* sloping concrete for example), but most typically are comprised of a designed cross section of natural rock (like granite), or on less frequent occasions manmade type armor units.

Although armoring may be successful in limiting or reducing the extent of horizontal shoreline recession along a chronically eroding shorefront, it does *not* serve to alleviate deflation (*i.e.* vertical erosion) of the beach profile seaward. Hence, armoring is considered to be net impactive with respect to littoral processes. Most vertical armoring is highly reflective of incident wave energy; thereby further accentuating offshore sediment losses, in particular during storm events. For this reason, a sloping rock revetment (with a lower coefficient of reflectivity) is typically preferable over a vertical seawall or bulkhead in open coast environments.

Groins are one of the oldest and most common shore-connected beach stabilization structures. Groins are structures typically constructed perpendicular to a shoreline in the zone of most active littoral transport across the beach profile. As such, groins are often designed to interrupt longshore transport in order to trap, or retain sand mobilized by waves or currents. Groins are often deployed as a field of structures in order to spatially affect a section of shorefront. At the terminus of a littoral cell, a single “terminal structure” may be used to anchor the beach, and/or limit the removal of sand from the shore into a navigational channel or the shoals of a tidal inlet.”

Rather than these hard structures, the principal means of shore stabilization embraced by the Town of Hilton Head Island Shoreline Management Plan should be beach nourishment. Beach nourishment functions as a restorative “*soft*” structure which provides for improved shorefront conditions suitable for recreation, protection of upland development or infrastructure, as well as environmental enhancement. In



the mid 1980's the Town commissioned an "Erosion Assessment Study for Hilton Head Island" (Coastal Science and Engineering, Inc., 1986) which was followed by an "Engineering Evaluation of a Beach Restoration Strategy for Hilton Head Island" (Olsen Associates, Inc., 1987) In addition to providing the technical rationale for beach nourishment, these two documents formed the basis for the Town's initial and first request to use State funds for the purpose of beach nourishment in 1989.

Since that time, the Town has enacted a local "Beach Preservation Fee" which amounts to a 2% assessment on short-term rental accommodations. Rental to the same person, or party, of ninety (90) continuous days or more is not considered short term. The collection of this fee has allowed the Town to unilaterally fund subsequent beach renourishment projects, conduct semi-annual beach surveys and annual shoreline aerial photography, provide annual monitoring reports, acquire land, develop beach parks to enhance access, and install and maintain sand fencing and dune vegetation. The program generates approximately \$4 million per year. The Town of Hilton Head Island has spent roughly \$84 million for beach renourishment and shore-stabilization projects between 1990 and 2021, and the Town's Capital Improvements Program includes funding to continue providing beach re-nourishment and maintenance in future years.

The Town has undertaken large-scale beach fill projects on its oceanfront beach in 1990, 1997, 2006/07, 2012, 2016, and 2017. Besides the creation of a wider, higher elevation, and more robust beach configuration suitable for both active and passive opportunities of recreation and access by emergency, code enforcement and maintenance vehicles all stages of the tide, the Town has also been able to initiate a wide array of additional beach and shoreline management functions. These efforts benefit the local population as well as the island's natural environment. Noteworthy accomplishments directly associated with the Town's existing management program include, but are not necessarily limited to the following areas:

1. A coincident program of dune and vegetation restoration,
2. Improved beach protection laws for existing shorefront development and future redevelopment,
3. Enhanced property values and concurrent ad valorem tax base,
4. Eligibility for unique post-disaster financial assistance from FEMA,
5. Acquisition of undeveloped oceanfront lands for purposes of improved public access and park creation,
6. Improved promotional opportunities and amenities for resorts, hotels, property management firms, etc.
7. Protection of the Folly and its unique estuarine environment,
8. Improved Federal Flood Insurance program compliance,
9. More effective regulation of inappropriate oceanfront development,
10. Enhanced habitat for birds and endangered sea turtles, and
11. Semi-annual beach surveys and annual shoreline aerial photography used for modeling erosion and accretion rates when studying the Island's renourishment needs.



Figure 27: Sand Fencing on Hilton Head Island.



Figure 28: Effective Beach Renourishment and Preservation over Time



6 - NEEDS, GOALS AND IMPLEMENTATION STRATEGIES

6.1 POLICY OF BEACH PRESERVATION

The Beachfront Management Act states very clearly that the policy of the state of South Carolina is to protect, preserve, restore and enhance the beach/dune system. This act also calls for promoting wise use and development of the state's beachfront by implementing regulatory standards on the ocean side of the SCDHEC OCRM setback line.

With the adoption of the Land Management Ordinance and the Comprehensive Plan and appendices, including the Beach Management Plan, many of the Town's policies and goals on shoreline preservation are being met.

Need 1: The Town should investigate methods to continue to protect the existing beach/dune features and those features resulting from renourishment projects from development and redevelopment pressures.

Goal 1.1: Have a well-maintained beach and dunes system that helps to preserve and protect the Island's manmade and natural resources and provides for a sound economic base.

Goal 1.2: Continue to Protect and Enhance the Beach/Dune System through the regulation of beachfront development.

Implementation Strategies:

A. The Town should continue to implement its Capital Improvement Program and Land Acquisition Program to develop, renovate, or expand its beach parks.

Achievements:

- ✓ Town Council authorized the first phase of a comprehensive Shoreline Management Plan. The first element, an inventory and analysis of shoreline stabilization structures, has been completed.
- ✓ The Town has completed four major and one emergency beach renourishments since 1990, with another large-scale project currently underway.
- ✓ Detached breakwaters were installed along parts of Port Royal Sound Shoreline.
- ✓ The Town has begun post 2007 project monitoring, studies on groins at Port Royal Plantation, South Beach, and the Spa area on Port Royal Sound.
- ✓ The Town contracted with Olsen Associates for studies on groins at Port Royal Plantation, South Beach, and the Spa area on Port Royal Sound.



- ✓ Semi-annual beach surveys are conducted, and an annual monitoring report is prepared.
- ✓ Sea turtle monitoring continues on island beaches. Staff is mapping all nesting sites.
- ✓ A dedicated funding source has been established for beach renourishment in the form of a beach fee, derived from an additional two percent Local Accommodations Tax levied by Town Council. This source provides \$4 million each year, dedicated to beach renourishment and related monitoring, dune refurbishment, maintenance and operations, and new beach parks and beach access facilities.
- ✓ Completed a Port Royal beach erosion study.
- ✓ In accordance with continuing beach maintenance activities, shorebird monitoring is entering its seventh season. The Town’s monitoring of threatened or endangered shorebirds is assisting federal and state agencies in the protection and recovery of those species.

B. Continue to hold densities along the beachfront to their current levels or below.

Achievements:

- ✓ The Town adopted *Resolution 2003-08*, that states: “to ensure that the intent of the ten Planned Unit Developments within the Town’s PD-1 District is not compromised, *the master plan caps for those Planned Unit Developments should be held at current levels or below* until the Comprehensive Plan review/revision process is completed and this resolution is incorporated into the same, unless it can be clearly demonstrated that such a change will result in a reduced impact on infrastructure and the natural resources of the Island.”
- ✓ A goal of the Land Use Element states: “*the reduction in allowable densities is preferred.*” The Town should “reduce allowable development densities to ensure that development and redevelopment do not create adverse impacts on the natural resources of the Island, and so, not place an unreasonable burden on the community’s infrastructure. Further, since 70% of the Town is within areas that were master planned, the “*master plan caps should be held at or below current levels* to ensure that the intent of those PUDs is not compromised” (*Comprehensive Plan 2004*).

C. Continue to amend and enforce the LMO and Municipal Code to protect the established dunes systems on our beachfront, to provide for re-establishment of the dunes systems during redevelopment, and to provide for redevelopment scenarios after a natural disaster.

Achievements:

- ✓ LMO Chapters 3 & 5 regulate growth management requirements regarding site design and density; LMO Chapter 6 regulates natural resources, including beach protection and preservation. These chapters address building location on the site and



requirements for protection of beach/dunes systems and vegetation.

- ✓ Municipal Code Title 8 Chapter 1 regulates beach/dune use and activities. Municipal Code Title 8 Chapter 3 provides for Sea Turtle Protection.
- ✓ Town Council adopted the Recovery Plan in 2003, which was updated in 2014. The Disaster Recovery Commission was formed to work with staff to further research certain unresolved issues in the Recovery Plan.
- ✓ Town Council adopted the Coastal Protection Area and Transition Area Overlay Zoning Districts.
- ✓ The Town installed fences and plantings to support buildup and retention of dunes.

D. Work with SCDHEC OCRM during the update of the Town's Local Comprehensive Beach Management Plan.

Achievements:

- ✓ Beach Management Plan was first adopted in 1991 and amended in 1992 (inclusion of 40 Year Retreat Policy) and in 1998 (update of Beach Access section).
- ✓ This constitutes the update of the 2017 Beach Management Plan. Town Staff coordinated heavily with OCRM Staff on its outline and content.

E. Continue to promote environmental education programs and standards that stress protection of fragile areas and wildlife.

Achievements:

- ✓ In 2001, USFWS identified critical wintering habitat for the Piping Plover along parts of the Island's shoreline and in 2013 designated critical habitat unit SC-15 on the north end of the island.
- ✓ The Town supports the Loggerhead Sea Turtle Protection Program through funding.
- ✓ The SCDNR Marine Sea Turtle Conservation Program manages the sea turtle populations along the coast and encompasses education programs within local communities.
- ✓ The Town provides information to the public via web site and brochures that addresses habitat on the beach.
- ✓ The Town conducted a habitat inventory near Fish Haul Creek in 2003.
- ✓ Ordinance enforcement is carried out by Town Code Enforcement Officers, Facilities Management staff, Shore Beach franchise employees and BCSO deputies.
- ✓ Town Staff works with OCRM, DNR, the Coastal Discovery Museum, Clemson Extension, Lowcountry Estuarium, and other partners to present public education programs on such topics as water quality, low impact development, wildlife and native beach plantings to both the general public and the development community.



F. Coordinate with the Chamber of Commerce in tourism efforts to promote our beach.

Achievements:

- ✓ ATAX grants are given to the Chamber for promotions.

G. Work to revise state support for enhanced protection of the beach and dunes system.

H. Provide input to SCDHEC OCRM during the update of the State’s Beach Management Plan.

I. Work with the State to receive beach nourishment funds in the event the Town does not have local funding to renourish.

6.2 STRATEGY FOR PRESERVING & ENHANCING PUBLIC BEACH ACCESS

Need 2: Although most of the oceanfront land has already been developed under private ownership, the Town should seek opportunities to work with developers to allow for public beach access in redeveloped sites, and to work with Property Owners Associations to protect accesses that currently exist.

Goal 2.1: Have adequate public beach access at Town-owned sites and seek innovative solutions to provide additional beach access for the public in privately owned neighborhoods and commercial areas.

Implementation Strategies:

A. The Town should continue to implement its Capital Improvement Program to develop, renovate, or expand its beach parks.

Achievements:

- ✓ The Town owns 8 dedicated beach parks with over 1400 parking spaces.
- ✓ The Town has a dedicated funding source for land acquisition on the beach.
- ✓ The Town has spent over \$171 million for land acquisition to acquire over 1,300 acres, some of which has been used to develop public beach parks.
- ✓ The Town has renovated the Coligny Beach Park to open views to the ocean and to provide a better designed park and has plans to improve Islanders Beach Park and Chaplin Park at Burkes Beach.

B. Continue to work with oceanfront developments to consider providing public access to the beach opportunities during re-development. Also work with neighborhood associations to protect neighborhood access points.

Achievements:

- ✓ LMO 16-6-304 provides the ability for the Town to “consider the need for beach



access to meet the public interest” while reviewing all development applications involving property adjacent to the beach. This allows Town Staff to recommend to Town Council purchasing the property for beach access.

- ✓ The Town has negotiated with beachfront developers to include emergency vehicle access in some of the new development along the beach (Marriott Oceanfront, Disney).

C. Develop methods of increasing public awareness concerning beach access points through better access signage, informational kiosks, directional signage and brochures.

Achievements:

- ✓ The Town has installed beach matting at Alder Lane, Coligny, Burkes/Chaplin, Driessen, Folly Field, Islanders’, and Fish Haul beach parks for access to the lower beach area by wheelchairs and other mobility devices used by disabled people to traverse the dry, soft sand.
- ✓ The Town installed GEOWEB to stabilize emergency accesses to the beach. Accesses are in the Coligny Beach Park, Islanders Park, Bradley and Burkes Beach Roads, Mitchellville and future Collier Beach Park.
- ✓ Staff worked with oceanfront beach developers to allow beach access emergency markers for location identification and installed them for efficient emergency vehicle access.
- ✓ The Fire & Rescue Master Plan recommends special emergency response vehicles be purchased in order to facilitate medical emergency response on the beach.
- ✓ The Town updated its web site to include a section Beach Parks and Access
- ✓ The Town produced a Beach brochure and a Park Brochure detailing beach access locations and pathways to the beach.
- ✓ The Town coordinated with SCDOT for additional highway identification signs to better direct the public to beach parks.



Section 7

Appendices

Appendix 7.1 – Beach Management Overlay

This appendix provides the Coastal Protection Area (CPA-O) and Transition Overlay (TA-O) zoning district text from the Town’s Land Management Ordinance, along with an island wide map and enlarged section maps of these districts.

Appendix 7.2 Inventory of Beachfront Structures

This appendix provides an inventory (mapped and tabular) of all structures located seaward of the OCRM setback line. The structural inventory includes tax parcel identification numbers and street address of all parcels with a structure located seaward of the setback line. Also included are abbreviations indicating the type of structure (i.e., habitable structure greater than 5,000 sq. ft., habitable structure less than 5,000 sq. ft, seawall, deck, pool, parking lot, pier) and the distance each structure is located seaward from the setback line (ft).

Appendix 7.3 – Public Access Inventory Table

This appendix provides an inventory table of existing public access locations and associated amenities (i.e., parking, signage, walkways, bathrooms). The extent of “full and complete public access” as defined in the State Beachfront Management Plan is also discussed in Section 2.5 of this document. A stretch of beach is considered to be “accessible” to the public if the following are met: reasonable provision is made for transportation facilities, facilities are available year round, public walkways or access points to the beach are open and readily available, and access to the area is actually sought by members of the general public with reasonable frequency. Criteria for providing “full and complete public access” are summarized in the SCDHEC OCRM Public Beach Access Facility Classification Table also found in Section 2.5 of this document. The public access inventory table provides the common name of the beach access location (park or street name), the street address, the tax parcel identification number, and the facility type.

Appendix 7.4 – Prior Studies

This appendix provides a listing of the major studies conducted on the Hilton Head Island Beach (digital copies of previous and available studies can be provided upon request).

Appendix 7.5 – Local Laws and Ordinances

The appendix provides copies of Local Laws and Ordinances related to beach management.

Appendix 7.6 – Beach Management Agencies and Jurisdictions

The appendix provides a listing of the federal, state, and local agencies having jurisdiction and responsibility for elements of beach management.



THE END

Appendix 7.1

Beach Management Overlays

Appendix 7.1

Beach Management Overlays

Town of Hilton Head Island - Land Management Ordinance

Sec. 16-3-106.L. Coastal Protection Area (CPA-O) District

1. Applicability and Purpose

a. The purpose of the Coastal Protection Area Overlay (CPA-O) District, in conjunction with the Transition Area Overlay (TA-O) District, is to eliminate the potential for seaward migration of the built environment along the Island's beachfront to the greatest extent possible. This environmentally sensitive area:

- i. Protects life and property by serving as a storm barrier;
- ii. Provides an important basis for a tourism industry that generates annual tourism industry revenue;
- iii. Provides habitat for numerous species of plants and animals that are important to the natural functioning of the beach and **dune system**, or that are threatened or endangered; and
- iv. Provides **beach** and **dune system** vegetation that is unique and extremely important to the vitality and preservation of the barrier island environment.

b. All new **development** and changes to existing **development** in the district are subject to the regulations of this section.

c. The **Town's** standards and regulations pertaining to **development** activity within the CPA-O district are intended to complement those of the State of South Carolina.

d. Where **State** law and **Town** provisions regulate **development** under this subsection, the more restrictive standard shall govern, to the extent allowed by **State** law. In the event of a conflict between the provisions of this section and applicable **State** law, **State** law governs.

2. Delineation of the CPA-O District

a. General

Except as otherwise provided in subparagraph b below, the Coastal Protection Area Overlay (CPA-O) District includes the following areas within and **adjacent** to **parcels** fronting the Hilton Head Island **beach**, as defined in Section 8-1-112 of the **Municipal Code**:

i. Parcels Containing Single-Family, Golf Course, and Open Space Uses

For **parcels** containing **single-family** residential and golf course **uses**, and **open space uses** without **structures**, the CPA-O District includes the area between:

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01. The ***Beachfront Line*** or the seaward property line of the ***parcel***, whichever is further landward, and

02. The ***mean high water line***, the ***Beachfront Line***, or the seaward property line of the ***parcel***, whichever is further seaward.

ii. **Parcels Containing Other Uses**

For ***parcels*** containing any ***land use*** other than ***single-family*** residential and golf course ***uses***, and ***open space uses*** without ***structures***, the CPA-O District includes the area between:

01. The seaward boundary of the Transition Area Overlay (TA-O) District (see Sec. 16-3-106.M.2, Delineation of the TA-O District) and

02. The ***mean high water line***, the ***Beachfront Line***, or the seaward property line of the ***parcel***, whichever is further seaward.

iii. **Basis for Parcel Lines**

The ***single-family parcels*** (with the exception of North Forest Beach ***Subdivisions*** 1, 2, and 3) and non-***single-family parcel*** lines used to establish the CPA-O District boundaries in accordance with this subparagraph are as platted and recorded in the Beaufort County Register of Deeds Office as of the date of Ordinance 2009-22.

b. **Hilton Head Beach Subdivisions 1, 2, and 3 subdistricts**

i. The three ***single-family subdivisions*** identified as Hilton Head Beach ***Subdivisions*** 1, 2, and 3, are subdistricts within the CPA-O District. The Hilton Head Beach ***Subdivisions*** 1, 2, and 3 subdistricts are ***contiguous*** with ***parcels*** of property described as "Beach Lot," "Strand Parcel" ***lots*** on recorded plats as follows:

01. For Hilton Head Beach Subdivision 1, the plat is recorded in the Beaufort County Register of Deeds Office, in Plat Book 81 at Page 153, and the property in question is described thereon as the "Beach Lot";

02. For Hilton Head Beach Subdivision 2, the plat is recorded in the Beaufort County Register of Deeds Office, in Plat Book 84 at Page 112, and the property in question is described thereon as the "Strand Parcel"; and

03. For Hilton Head Beach Subdivision 3, the plat is recorded in the Beaufort County Register of Deeds Office, in Plat Book 81 at Page 154, and the property in question is described thereon as the "Beach Lot."

ii. The ***uses*** allowed in the CPA-O District in Hilton Head Beach Subdivision 2 are those ***uses*** allowed on the "Strand Parcel" property in the declarations of covenants and restrictions that are recorded in the Beaufort County Register of Deeds Office in Official Record Book 1532 at Page 1312.

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- iii. For all other property in the CPA-O District, this **Ordinance** applies.
- iv. With respect to the CPA-O District in Hilton Head Beach Subdivision 2, where the text of this **Ordinance** conflicts with the declarations of covenants described above, the text of the declarations of covenants and restrictions shall control.

3. Activities and Uses Permitted and Prohibited in the CPA-O District

- a. All **development** is prohibited in the CPA-O District except the following permitted **uses** and activities:
 - i. Boarded pathways as perpendicular to the **beach** as practical and not larger than six feet in width and their associated wooden deck not larger than 144 square feet (must comply with [Sec. 16-6-103](#), Beach and Dune Protection);
 - ii. Beach renourishment;
 - iii. Emergency vehicular **beach access**; and
 - iv. Permitted **beach maintenance** activities such as sand fencing, re-vegetation with native plant material and erosion control.
- b. All activities and **uses** in the CPA-O District must also comply with all current local, **State** and federal laws.

4. Nonconforming Structures within the CPA-O District

- a. Any **structure** or site feature that is nonconforming to the activities and **uses** permitted within the CPA-O District may be rebuilt to its current size (or smaller) and location provided that:
 - i. The **structure** conforms to current local, **State**, and federal laws;
 - ii. The same **use** that previously existed is reestablished within the **structure**; and
 - iii. Neither the **structure** nor the **use** has been discontinued for a period of 12 consecutive months or greater.
- b. Normal **maintenance** activities of nonconforming **structures** are allowed.

Sec. 16-3-106.M. Transition Area Overlay (TA-O) District

1. Applicability and Purpose

- a. The purpose of the Transition Area Overlay (TA-O) District, in conjunction with the Coastal Protection Area Overlay (CPA-O) District, is to eliminate the potential for seaward migration of the built environment along the Island's beachfront as well as protect the area between existing

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construction and the mean high water mark, to the greatest extent possible. This environmentally sensitive area:

- i. Protects life and property by serving as a storm barrier;
 - ii. Provides an important basis for a tourism industry that generates annual tourism industry revenue;
 - iii. Provides habitat for numerous species of plants and animals that are important to the natural functioning of the **beach** and **dune system**, or that are threatened or endangered; and
 - iv. Provides **beach** and **dune system** vegetation that is unique and extremely important to the vitality and preservation of the barrier island environment.
- b. All new **development** and changes to existing **development** in the district are subject to the regulations of this section.
- c. The **Town's** standards and regulations pertaining to **development** activity within the TA-O district are intended to complement those of the State of South Carolina.
- d. Where **State** law and **Town** provisions regulate **development** under this subsection, the more restrictive standard shall govern, to the extent allowed by **State** law. In the event of a conflict between the provisions of this section and applicable **State** law, **State** law governs.

2. Delineation of the TA-O District

a. General

Except as otherwise provided in subparagraph b below, the Transition Area Overlay (TA-O) District applies only to non-**single-family** areas, where it includes the area between:

- i. The existing line of **construction** (as bound by the South Carolina State Plane Coordinate System), and
- ii. The most immediate seaward property line of **parcels** fronting the **beach** (as defined in Section 8-1-112 of the **Municipal Code**) or the **Beachfront Line**, whichever is further landward.

b. Hilton Head Beach Subdivisions 1, 2, and 3 subdistricts

- i. The three **single-family subdivisions** identified as Hilton Head Beach Subdivisions 1, 2, and 3, are subdistricts within the TA-O District. The Hilton Head Beach Subdivisions 1, 2 and 3 subdistricts are **contiguous** with **parcels** of property described as 'A' **lots**, 'E' and 'S' **lots** and 'X' **lots** on recorded plats as follows:

01. For Hilton Head Beach Subdivision 1, the plat is recorded in the Beaufort County Register of Deeds Office, in Plat Book 81 at Page 153, and the **lots** in question are described thereon as the "A" **lots**;

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02. For Hilton Head Beach Subdivision 2, the plat is recorded in the Beaufort County Register of Deeds Office, in Plat Book 84 at Page 112, and the **lots** in question are described thereon as the "E" and "S" **lots**; and

03. For Hilton Head Beach Subdivision 3, the plat is recorded in the Beaufort County Register of Deeds Office, in Plat Book 81 at Page 154, and the **lots** in question are described thereon as the "X" **lots**.

ii. The **uses** allowed in the TA-O District in Hilton Head Beach Subdivisions 1, 2, and 3 are those **uses** allowed on the "A," "E," "S," and "X" **lots** in the declarations of covenants and restrictions that are recorded in the Beaufort County Register of Deeds Office as follows:

01. For Hilton Head Beach Subdivision Number 1, in Official Record Book 1450 at Page 835;

02. For Hilton Head Beach Subdivision Number 2, in Official Record Book 1532 at Page 1317; and

03. For Hilton Head Beach Subdivision Number 3, in Official Record Book 1450 at Page 828

iii. Where the text of this **Ordinance** conflicts with the declarations of covenants described above, the text of the declarations of covenants and restrictions shall control.

3. Activities and Uses Permitted in the TA-O District

a. In addition to the activities and **uses** permitted in the CPA-O District (see Sec. 16-3-106.L.3), the TA-O District may include any **uses** that do not require enclosed space to operate. These activities and **uses** include, but are not limited to, **swimming pools**, boardwalks, fire pits, decks, required drainage **improvements**, and necessary utilities.

b. The activities and **uses** in the TA-O District shall be located as far landward as possible. Activities or **uses** in the TA-O District shall be accessory activities or **uses** to the **development** to which they are directly seaward.

c. **Development** in the TA-O District shall conform to the standards for **impervious cover** and **open space** for the underlying **base zoning district**.

d. Activities or **uses** in the TA-O District shall not be on or in any part of a **dune or dune system**.

4. Nonconforming Structures within the TA-O District

a. Any **structure** or site feature that is nonconforming as to the activities and **uses** permitted within the TA-O District may be rebuilt to its current size (or smaller) and location provided that:

i. The **structure** conforms to current local, **State**, and federal laws;

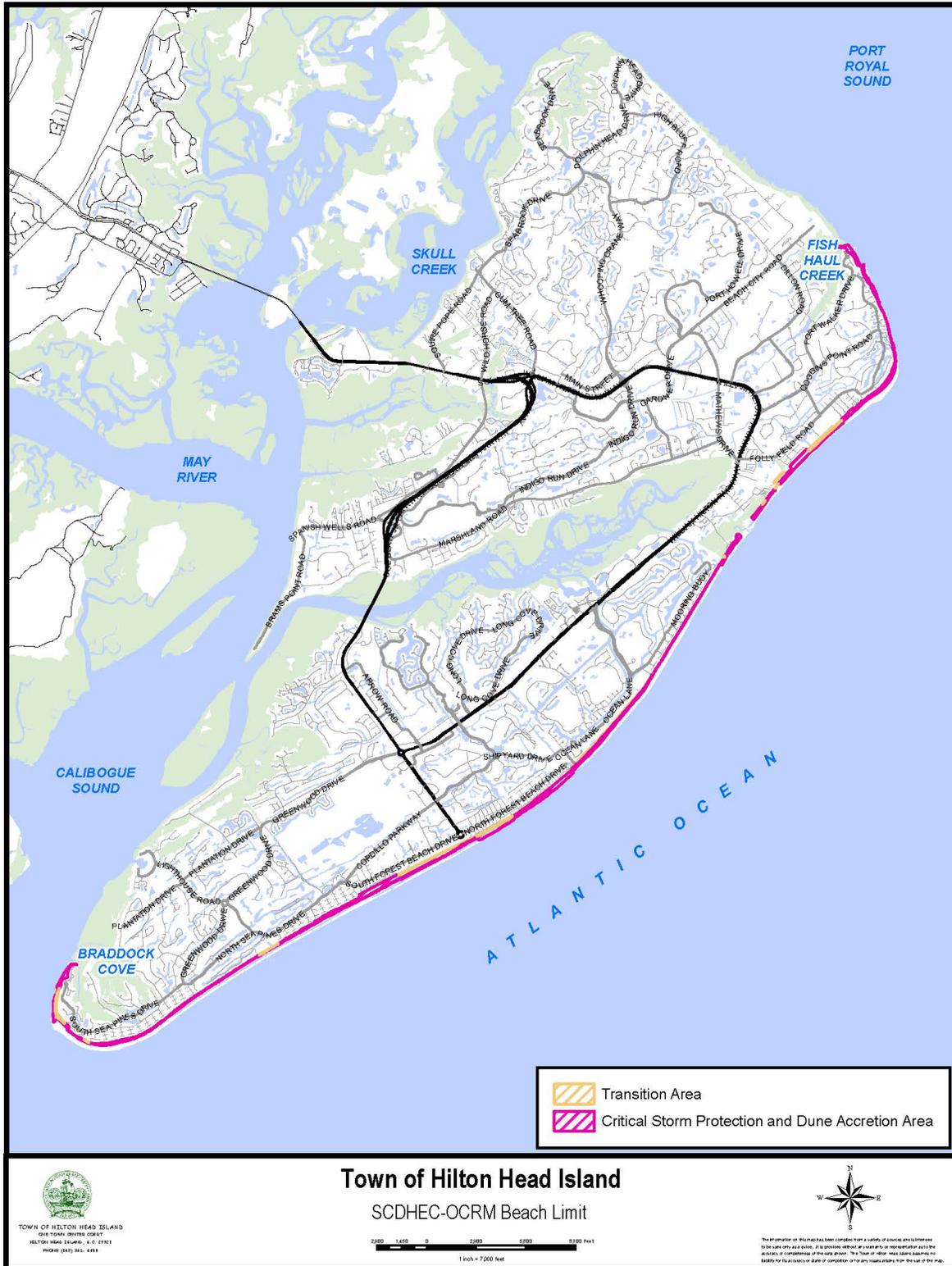
ii. The same **use** that previously existed is reestablished within the **structure**; and

iii. **Use** of the **structure** has not ceased for a period of 12 consecutive months or greater.

b. Normal **maintenance** activities of **nonconforming structures** are allowed.

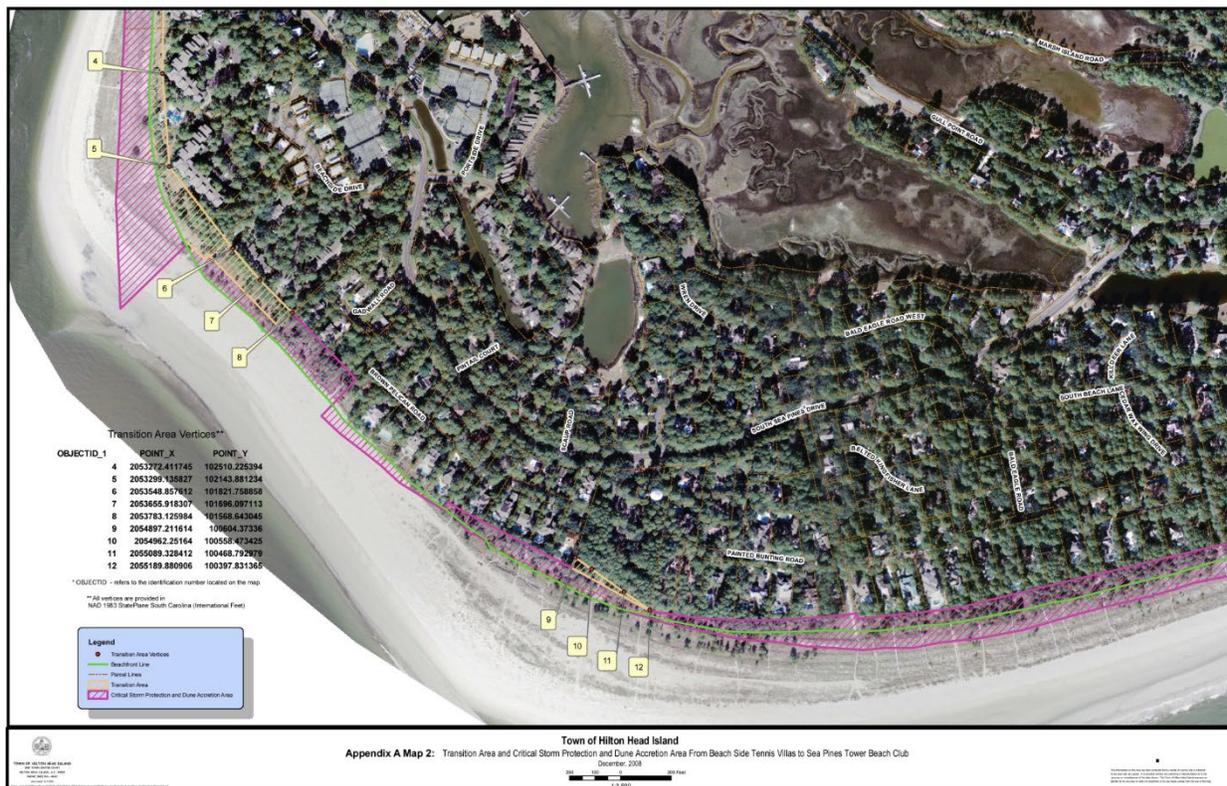
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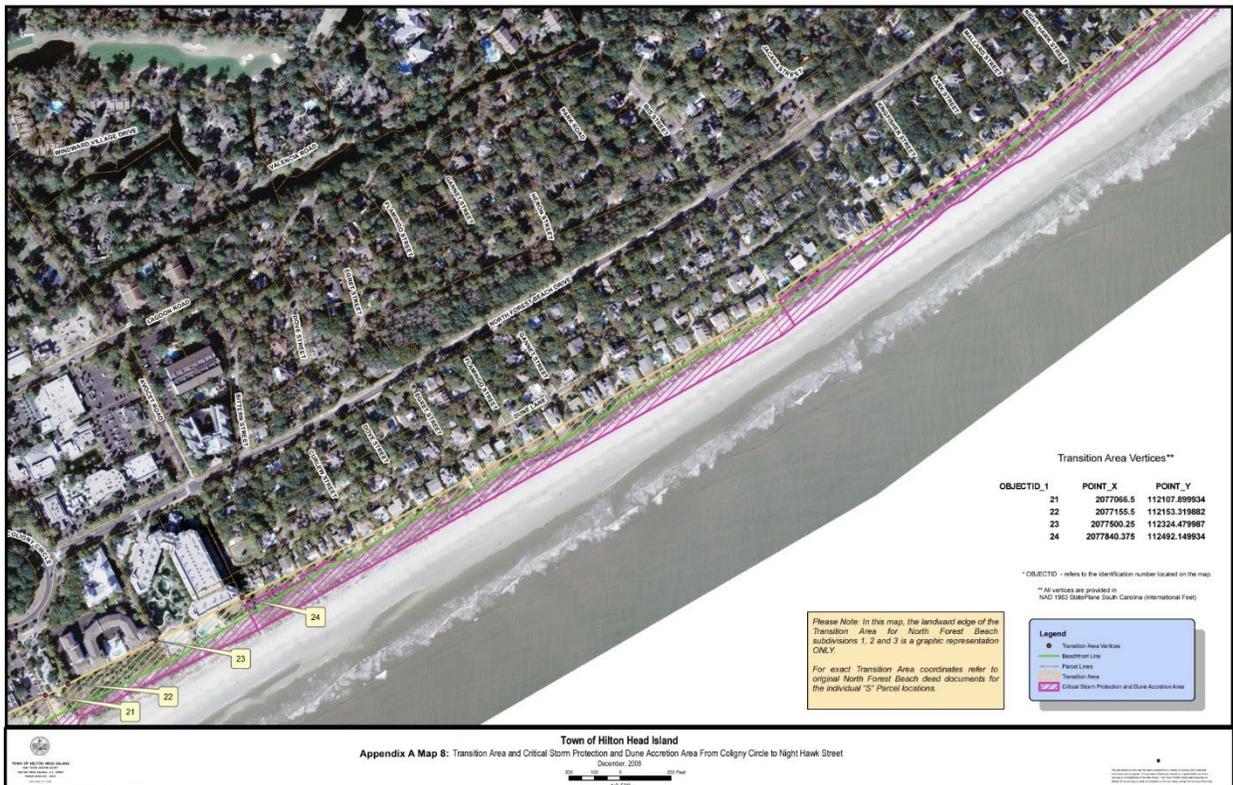
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Appendix 7.2 Inventory of Beachfront Structures

Town of Hilton Head Island - Beach Management Plan
Appendix 7.2: 2022 Inventory of Structures Seaward of Setback Line

	Tax Parcel ID Number	Street Address	Habitable Structure		Ancillary Structure	Swimming Pool	Deck, Patio or Driveway	Boardwalk	Fence	Rock Revetment	Seawall	
			< 5,000 ft ²	> 5,000 ft ²							Concrete	Timber
		TOTAL	222	18	27	244	304	372	14	66	5	5
1	R510 005 000 0031 0000	6 OVERLOOK PL	19			44	63	260				
2	R510 005 000 0032 0000	60 PORT ROYAL DR	5				10					
3	R510 005 000 0034 0000	56 PORT ROYAL DR				20	39	291				
4	R510 005 000 0035 0000	54 PORT ROYAL DR				18		345				
5	R510 005 000 0076 0000	52 N PORT ROYAL DR	13									
6	R510 005 000 0077 0000	3 WAGENER PL				8		337				
7	R510 005 000 0078 0000	5 WAGENER PL					25					
8	R510 005 000 0083 0000	7 HEYWARD PL			21		24					
9	R510 005 000 0085 0000	8 HEYWARD PL				28						
10	R510 005 000 0094 0000	9 DRAYTON PL				20						
11	R510 005 000 0095 0000	10 DRAYTON PL				14		59				
12	R510 005 000 0096 0000	8 DRAYTON PL						37				
13	R510 005 000 0142 0000	110 FORT WALKER DR				15		257				
14	R510 005 000 0146 0000	7 STEAM GUN PL					67					
15	R510 005 000 0147 0000	130 FORT WALKER DR	31			54	179					
16	R510 005 000 0184 0000	26 N PORT ROYAL DR					21					
17	R510 005 000 0186 0000	22 N PORT ROYAL DR					19					
18	R510 005 000 0187 0000	20 N PORT ROYAL DR						12				
19	R510 005 000 0188 0000	3 MIDDLETON PL						17				
20	R510 005 000 0205 0000	132 FORT WALKER DR	70			89		430				
21	R510 005 000 0206 0000	136 FORT WALKER DR	49			82						
22	R510 005 000 0207 0000	134 FORT WALKER DR	88					233				
23	R510 008 000 022V 0000	4 TERRA BELLA TRCE	123			126	54	307				
24	R510 008 000 0358 0000							145				
25	R510 008 000 0499 0000	12 WHELK ST	118			131	62	333				
26	R510 008 000 0501 0000	16 WHELK ST	118			129		187				
27	R510 008 000 0502 0000	14 WHELK ST	124			131		200				
28	R510 008 000 0624 0000	6 TERRA BELLA TRCE	133			141						
29	R510 009 000 0011 0000	85 FOLLY FIELD RD						61				
30	R510 009 000 0047 0000							45				
31	R510 009 000 011A 0000		64			101		145				
32	R510 009 000 011B 0000	3 STELLA DEL MARE MANO	64			101	102	202				
33	R510 009 000 011D 0000	4 STELLA DEL MARE MANO	66			97	107					
34	R510 009 000 0224 0000	66 PLANTERS ROW						369				
35	R510 009 000 0363 0000	64 PLANTERS ROW						148				
36	R510 009 000 0538 0000	40 FOLLY FIELD RD		84			86	142				
37	R510 009 000 0775 0000	85 FOLLY FIELD RD						31				
38	R510 009 000 0776 0000	85 FOLLY FIELD RD						60				
39	R510 009 000 0887 0000	40 FOLLY FIELD RD			35		45	281				
40	R510 009 000 0892 0000							213, 80, 58				
41	R510 009 000 0897 0000	40 FOLLY FIELD RD						117				
42	R510 009 000 0921 0000						45	575				
43	R510 009 000 0922 0000	50 STARFISH DR						107				
44	R510 009 000 1014 0000							49, 181, 139, 131, 123, 118, 145, 167, 132, 6				

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Appendix A: 2022 Inventory of Structures Seaward of Setback Line

	Tax Parcel ID Number	Street Address	Habitable Structure		Ancillary Structure	Swimming Pool	Deck, Patio or Driveway	Boardwalk	Fence	Rock Revetment	Seawall	
			< 5,000 ft ²	> 5,000 ft ²							Concrete	Timber
		TOTAL	222	18	27	244	304	372	14	66	5	5
45	R510 009 000 1029 0000	55 STARFISH DR						92				
46	R510 009 000 1057 0000	17 SALT SPRAY LA				21						
47	R510 009 000 1058 0000	19 SALT SPRAY LA					8					
48	R510 009 000 1059 0000	21 SALT SPRAY LN				36	41					
49	R510 009 000 1060 0000	23 SALT SPRAY LN	35									
50	R510 009 000 1066 0000							23				
51	R510 009 000 1073 0000	20 HORVATHS PENINSULA	116			101	123	190				
52	R510 009 000 1075 0000	21 SWEET GRASS MANOR	119			129		190				
53	R510 009 000 1082 0000	5 GRASSLAWN AV						91				
54	R510 009 000 1084 0000	5 GRASSLAWN AV						92				
55	R510 009 000 1086 0000	5 STELLA DEL MARE MANO	102			112	123	198				
56	R510 009 000 1087 0000	16 HORVATHS PENINSULA	116			101	123	190				
57	R510 009 000 1097 0000	16 SWEET GRASS MANOR	118			129	62	187				
58	R510 009 000 1103 0000	17 SWEET GRASS MANOR	119					190				
59	R510 009 000 1201 0000	21 HORVATHS PENINSULA	116				123	198				
60	R510 009 000 171A 0000							15				
61	R510 009 000 171B 0000							15				
62	R510 009 000 171C 007C							40				
63	R510 012 000 0002 0000	5 CASTNET DR	148		122	172	93	253, 292	100			
64	R510 012 000 0010 0000		148				71	254				
65	R510 012 000 0108 0000	19 SINGLETON BEACH PL	197			211	142	253				
66	R510 012 000 010C 0000	21 SINGLETON BEACH PL	200			215	142	259				
67	R510 012 000 010N 0000	23 SINGLETON BEACH PL	197			210	133	259				
68	R510 012 000 010Q 0000	34 SINGLETON BEACH PL			122			274				
69	R510 012 000 010R 0000	1 COLLIER BEACH RD	140			160	82	243				
70	R510 012 000 0138 0000							100				
71	R510 012 000 0363 0000		197			210	133	276				
72	R510 012 000 0378 0000	8 COLLIER BEACH RD	148			162	82	243				
73	R510 012 000 0379 0000	6 COLLIER BEACH RD	140			160	70	247				
74	R510 012 000 0380 0000	4 COLLIER BEACH RD	134			154	64	246				
75	R510 012 000 0381 0000	2 COLLIER BEACH RD	123			147	67	242				
76	R510 012 000 0382 0000	1 SINGLETON BEACH PL	133			160	178	251				
77	R510 012 000 0384 0000	5 SINGLETON BEACH PL	136			158	166	254				
78	R510 012 000 0385 0000	7 SINGLETON BEACH PL	148			172	93	254				
79	R510 012 000 0390 0000		175			153	101	252				
80	R510 012 000 0391 0000	10 COLLIER BEACH RD	154				90					
81	R510 012 000 0392 0000	12 COLLIER BEACH RD	154			170	88	233				
82	R510 012 000 0393 0000	14 COLLIER BEACH RD	163			180	96	235				
83	R510 012 000 0394 0000	16 COLLIER BEACH RD	175			153	101	252				
84	R510 012 000 0395 0000	13 SINGLETON BEACH PL	197			216	148	254				
85	R510 012 000 0396 0000	11 SINGLETON BEACH PL	189			210	128	254				
86	R510 012 000 0397 0000	9 SINGLETON BEACH PL	168			191	114	253				
87	R510 012 000 0403 0000	3 COLLIER CT	154			7	44					
88	R510 012 000 0406 0000	15 COLLIER BEACH RD	25			35	101	252				
89	R510 012 000 0546 0000	27 SINGLETON BEACH PL	225			235	152	276				
90	R510 012 000 0547 0000	29 SINGLETON BEACH PL	222			234	164	277				

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Appendix A: 2022 Inventory of Structures Seaward of Setback Line

	Tax Parcel ID Number	Street Address	Habitable Structure		Ancillary Structure	Swimming Pool	Deck, Patio or Driveway	Boardwalk	Fence	Rock Revetment	Seawall	
			< 5,000 ft ²	> 5,000 ft ²							Concrete	Timber
		TOTAL	222	18	27	244	304	372	14	66	5	5
91	R510 012 000 0548 0000	31 SINGLETON BEACH PL	220			233	153	304				
92	R510 012 000 0549 0000	32 SINGLETON BEACH PL	222			234	164	277				
93	R511 008 000 0372 0000	50 SECOND ST				124	159	226				
94	R511 008 000 0504 0000				161	124	159	226				
95	R520 012 000 0144 0000						239					
96	R520 012 000 0195 0000	7 NIGHT HARBOUR	167			184	92	281				
97	R520 012 000 0196 0000	9 NIGHT HARBOUR	167			184	92	281				
98	R520 012 000 0197 0000	11 NIGHT HARBOUR	174			212	156	233				
99	R520 012 000 0198 0000	10 NIGHT HARBOUR	175			193	104					
100	R520 012 000 0199 0000	8 NIGHT HARBOUR	170			194	119	252				
101	R520 012 000 0200 0000	6 NIGHT HARBOUR	182				116	336				
102	R520 012 000 0201 0000	4 NIGHT HARBOUR	14			194	119	252				
103	R520 012 000 0203 0000	9 MAN O WAR	190			213	128	271				
104	R520 012 000 0204 0000	11 MAN O WAR	195			223	125	271				
105	R520 012 000 0205 0000	13 MAN O WAR	196			223	134	272				
106	R520 012 000 0206 0000	15 MAN O WAR	195			215	116	277				
107	R520 012 000 0207 0000	10 MAN O WAR	199			216	127	273				
108	R520 012 000 0208 0000	8 MAN O WAR	200			234	237	289				
109	R520 012 000 0209 0000	6 MAN O WAR	197			217	126	273				
110	R520 012 000 0210 0000	4 MAN O WAR 0	197			217	68	273				
111	R520 012 000 0211 0000	2 MAN O WAR	200			234	66	289				
112	R520 012 000 0212 0000	1 MAN O WAR	195			22	116	277				
113	R520 012 000 0213 0000	160 MOORING BUOY	196			35	65	272				
114	R520 012 000 0214 0000	162 MOORING BUOY	195		31	24	35	271				
115	R520 012 000 0215 0000	164 MOORING BUOY	27			50	128	336				
116	R520 012 000 0216 0000	8 LONG BOAT	193			197	133	329				
117	R520 012 000 0217 0000	10 LONG BOAT	207			224	135					
118	R520 012 000 0218 0000	11 LONG BOAT	211			226	145	277				
119	R520 012 000 0219 0000	9 LONG BOAT	201			221	135					
120	R520 012 000 0220 0000	7 LONG BOAT	218			171	257	273				
121	R520 012 000 0221 0000	6 LONG BOAT	193			197	133	329				
122	R520 012 000 0222 0000	4 LONG BOAT	38			224	135					
123	R520 012 000 0226 0000	3 LONG BOAT	34			221	135	277				
124	R520 012 000 0227 0000	5 LONG BOAT	218			171	257	273				
125	R520 012 000 0228 0000	12 ARMADA	158			187	184	280				
126	R520 012 000 0229 0000	14 ARMADA	168			199	202					
127	R520 012 000 0230 0000	16 ARMADA	169			200	93					
128	R520 012 000 0231 0000	18 ARMADA	176			215	83	303				
129	R520 012 000 0233 0000	17 ARMADA	158			194	102					
130	R520 012 000 0234 0000	15 ARMADA	173			202	205	296				
131	R520 012 000 0235 0000	13 ARMADA	176			213	253					
132	R520 012 000 0236 0000	11 ARMADA	195			230	234	305				
133	R520 012 000 0237 0000	10 ARMADA	158			187	184	280				
134	R520 012 000 0239 0000	6 ARMADA	169			200	93					
135	R520 012 000 0240 0000	4 ARMADA	176			215	83	303				
136	R520 012 000 0241 0000	3 ARMADA	158			194	102					

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Appendix A: 2022 Inventory of Structures Seaward of Setback Line

	Tax Parcel ID Number	Street Address	Habitable Structure		Ancillary Structure	Swimming Pool	Deck, Patio or Driveway	Boardwalk	Fence	Rock Revetment	Seawall	
			< 5,000 ft ²	> 5,000 ft ²							Concrete	Timber
		TOTAL	222	18	27	244	304	372	14	66	5	5
137	R520 012 000 0242 0000	5 ARMADA	173			202	205	296				
138	R520 012 000 0243 0000	7 ARMADA	176			213	253	296				
139	R520 012 000 0244 0000	9 ARMADA	25			230	30	305				
140	R520 012 000 0334 0000	14 DUNE HOUSE LA			250			280				
141	R520 012 000 0334 0001	DUNE HOUSE LN			250			280				
142	R520 012 000 0334 0002	DUNE HOUSE LN			250			280				
143	R520 012 000 0334 0003	DUNE HOUSE LN			250			280				
144	R520 012 000 0334 0004	DUNE HOUSE LN			250			280				
145	R520 012 00A 0001 0000	8 DINGHY LN	188			204	203	267				
146	R520 012 00A 0002 0000	10 DINGHY LN	192			211	231					
147	R520 012 00A 0003 0000	11 DINGHY LN	174			192	207	252				
148	R520 012 00A 0004 0000	9 DINGHY LA	196			217	232	253				
149	R520 012 00A 0005 0000	7 DINGHY LA	205			223	227	285				
150	R520 012 00A 0006 0000	6 DINGHY LA	37			211	203	267				
151	R520 012 00A 0007 0000	4 DINGHY LA	192			20	108	252				
152	R520 012 00A 0009 0000	5 DINGHY LA	205			223	227	285				
153	R520 012 00A 0014 0000	8 EAST WIND	176			194	119	285				
154	R520 012 00A 0015 0000	10 EAST WIND	201			225	232	283				
155	R520 012 00A 0016 0000	11 EASTWIND	191				235	303				
156	R520 012 00A 0017 0000	9 EAST WIND	216			233	232	384				
157	R520 012 00A 0018 0000	7 EAST WIND	216			239	239	384				
158	R520 012 00A 0019 0000	6 EAST WIND	176			194	119	285				
159	R520 012 00A 0020 0000	4 EAST WIND	201			225	232	283				
160	R520 012 00A 0021 0000	3 EAST WIND	49			233	232	303				
161	R520 012 00A 0022 0000	5 EAST WIND	46			239	72	384				
162	R520 012 00A 0027 0000	8 FLOTILLA	217			237	236	387				
163	R520 012 00A 0028 0000	10 FLOTILLA	234			245	249	275				
164	R520 012 00A 0029 0000	11 FLOTILLA	212			244		275				
165	R520 012 00A 0030 0000	9 FLOTILLA	239			259	260					
166	R520 012 00A 0031 0000	7 FLOTILLA	231			257	165		303			
167	R520 012 00A 0032 0000	6 FLOTILLA	56		70	237	236	387				
168	R520 012 00A 0033 0000	4 FLOTILLA	60			245	249	275				
169	R520 012 00A 0034 0000	3 FLOTILLA	57			71	73					
170	R520 012 00A 0035 0000	5 FLOTILLA	81			257	165		303			
171	R520 012 00A 0040 0000	8 GALLEON	226			250	261					
172	R520 012 00A 0041 0000	10 GALLEON	231			251		278				
173	R520 012 00A 0042 0000	11 GALLEON	231			240	252					
174	R520 012 00A 0043 0000	9 GALLEON	214			231	243					
175	R520 012 00A 0044 0000	7 GALLEON	207			231	231	317				
176	R520 012 00A 0045 0000	6 GALLEON	226			250	99		303			
177	R520 012 00A 0047 0000	3 GALLEON	64			231	243					
178	R520 012 00A 0048 0000	5 GALLEON	63			76	231	317				
179	R520 012 00A 0053 0000	8 HIGH RIGGER	206			222	239	317				
180	R520 012 00A 0054 0000	10 HIGH RIGGER	212			223	233					
181	R520 012 00A 0055 0000	11 HIGH RIGGER	211			247	253					
182	R520 012 00A 0056 0000	9 HIGH RIGGER	217			245	251					

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	Tax Parcel ID Number	Street Address	Habitable Structure		Ancillary Structure	Swimming Pool	Deck, Patio or Driveway	Boardwalk	Fence	Rock Revetment	Seawall	
			< 5,000 ft ²	> 5,000 ft ²							Concrete	Timber
		TOTAL	222	18	27	244	304	372	14	66	5	5
183	R520 012 00A 0057 0000	7 HIGH RIGGER	183			205	217	383				
184	R520 012 00A 0058 0000	6 HIGH RIGGER	27			73	239	317				
185	R520 012 00A 0059 0000	4 HIGH RIGGER	51			223	233					
186	R520 012 00A 0060 0000	3 HIGH RIGGER	37			245	71					
187	R520 012 00A 0061 0000	5 HIGH RIGGER	37			64	217	383				
188	R520 012 00A 0066 0000	8 IRON CLAD	215			231	234	383				
189	R520 012 00A 0067 0000	10 IRON CLAD	213			215	219	292				
190	R520 012 00A 0068 0000	11 IRON CLAD	207			235		307				
191	R520 012 00A 0069 0000	9 IRON CLAD	203			226		370				
192	R520 012 00A 0070 0000	7 IRON CLAD	193			220	228	355				
193	R520 012 00A 0071 0000	6 IRON CLAD	31			58	234	383				
194	R520 012 00A 0072 0000	4 IRON CLAD	37			56	219	292				
195	R520 012 00A 0073 0000	3 IRON CLAD	36			226	77	370				
196	R520 012 00A 0074 0000	5 IRON CLAD	60			220	228	355				
197	R520 012 00A 0079 0000	8 JUNKET	203			239	250	355				
198	R520 012 00A 0080 0000	10 JUNKET	220			249		299				
199	R520 012 00A 0081 0000	11 JUNKET	221			247	252	272				
200	R520 012 00A 0082 0000	9 JUNKET	205			218	234	270				
201	R520 012 00A 0083 0000	7 JUNKET	222			239		305				
202	R520 012 00A 0084 0000	6 JUNKET	41			57	250	355				
203	R520 012 00A 0085 0000	4 JUNKET	22			44		299				
204	R520 012 00A 0086 0000	3 JUNKET	43			218	234	270				
205	R520 012 00A 0087 0000	5 JUNKET	23			239		305				
206	R520 012 00A 0092 0000	8 KETCH	220			244	234	305				
207	R520 012 00A 0093 0000	10 KETCH	178			203	224	286				
208	R520 012 00A 0094 0000	11 KETCH	214			234	139	288				
209	R520 012 00A 0095 0000	9 KETCH	205			222	224					
210	R520 012 00A 0096 0000	7 KETCH	203			230	236	329				
211	R520 012 00A 0097 0000	6 KETCH	49			244	234	305				
212	R520 012 00A 0098 0000	4 KETCH	33			203	224	286				
213	R520 012 00A 0099 0000	3 KETCH	44			43	224					
214	R520 012 00A 0100 0000	5 KETCH	51			230	236	329				
215	R520 012 00A 0205 0000	8 CAT BOAT	191			212	214	272				
216	R520 012 00A 0206 0000	10 CAT BOAT	181			199	200	269				
217	R520 012 00A 0207 0000	11 CAT BOAT	189			219	224	269				
218	R520 012 00A 0208 0000	9 CAT BOAT	186			205	112					
219	R520 012 00A 0209 0000	7 CAT BOAT	187			209	209	267				
220	R520 012 00A 0210 0000	6 CAT BOAT	9			27	214	272				
221	R520 012 00A 0211 0000	4 CAT BOAT	22			199	39	269				
222	R520 012 00A 0212 0000	3 CAT BOAT	10			205	44					
223	R520 012 00A 0213 0000	5 CAT BOAT	53			209	58	267				
224	R520 012 00A 0218 0000	12 BRIGANTINE	188			210	242	305				
225	R520 012 00A 0219 0000	14 BRIGANTINE	177			197	198					
226	R520 012 00A 0220 0000	16 BRIGANTINE	193			221	220	273				
227	R520 012 00A 0221 0000	18 BRIGANTINE	148			173	209	265				
228	R520 012 00A 0222 0000	20 BRIGANTINE	185			226	227	334				

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	Tax Parcel ID Number	Street Address	Habitable Structure		Ancillary Structure	Swimming Pool	Deck, Patio or Driveway	Boardwalk	Fence	Rock Retevment	Seawall	
			< 5,000 ft ²	> 5,000 ft ²							Concrete	Timber
		TOTAL	222	18	27	244	304	372	14	66	5	5
229	R520 012 00A 0223 0000	21 BRIGANTINE	195			223	98	334				
230	R520 012 00A 0224 0000	19 BRIGANTINE	204			216	229	315				
231	R520 012 00A 0225 0000	17 BRIGANTINE	203			226	96	258				
232	R520 012 00A 0227 0000	13 BRIGANTINE	189			204	204	257				
233	R520 012 00A 0228 0000	10 BRIGANTINE	188			210	242	305				
234	R520 012 00A 0229 0000	8 BRIGANTINE	177			197	198					
235	R520 012 00A 0230 0000	6 BRIGANTINE	193			221	220	273				
236	R520 012 00A 0231 0000	4 BRIGANTINE	148			173	227	265				
237	R520 012 00A 0232 0000	3 BRIGANTINE	7			223	98	334				
238	R520 012 00A 0233 0000	5 BRIGANTINE	4			12	17	315				
239	R520 012 00A 0234 0000	7 BRIGANTINE	13			4	45	258				
240	R520 012 00A 0235 0000	9 BRIGANTINE	6									
241	R520 016 000 0095 0000	12 DUNE HOUSE LA	31	222		35	155		254			
242	R520 016 000 0096 0000	1 HOTEL CIR		67	135	207	249	282				251
243	R520 016 000 0332 0000	21 OCEAN LA		166				274				
244	R520 016 000 0334 0000	21 OCEAN LA		86		157	191	258				
245	R520 016 000 0335 0000	21 OCEAN LA		143								
246	R520 016 000 0338 0000	25 OCEAN LA		105	140	177	186	238				
247	R520 016 000 0340 0000	1 OCEAN LA		175	102	169	184	308				242
248	R520 016 000 0343 0000	77 OCEAN LA		16	24		25	172				
249	R520 016 000 0345 0000	41 OCEAN LA		123				290				
250	R520 016 000 0347 0000	63 OCEAN LA		34								
251	R520 016 000 0350 0000	51 OCEAN LA		79								
252	R520 016 000 0351 0000	57 OCEAN LA			28	68	126	199				
253	R520 016 000 0353 0000	11 OCEAN LA		137		129	141	256				
254	R520 016 000 0354 0000	57 OCEAN LA		47								
255	R520 016 000 0355 0000	47 OCEAN LA		99								
256	R520 016 000 0356 0000	47 OCEAN LA				76	105	232				
257	R520 016 000 0357 0000	164 SOUTH SHORE DR						191				
258	R520 016 000 0358 0000	150 SHORE DR				28		178				
259	R520 016 000 0360 0000	136 S SHORE DR				29						
260	R520 016 000 0368 0000	120 SHORE DR				20		187				
261	R520 016 000 0369 0000	100 SHORE DR	27									
262	R520 016 000 097A 0000	10 DUNE HOUSE LA	99	213					254			
263	R520 016 000 347B 0000	65 OCEAN LA					91	215				
264	R550 015 000 0267 0000	130 SHIPYARD DR		10				97				
265	R550 015 00A 0081 0000	33 SANDPIPER ST				12	13		27			
266	R550 015 00A 0084 0000	10 SEA HAWK LA				17	49	197				49
267	R550 015 00A 0085 0000	11 SEA HAWK LA					52	197				52
268	R550 015 00A 0086 0000	10 DRIFTWOOD LN	29			34	48					65
269	R550 015 00A 0088 0000	8 WANDERER LA	31			45	57	71		64		
270	R550 015 00A 0089 0000	9 WANDERER LN	32			44	51	71				
271	R550 015 00A 0090 0000	9 GUSCIO WY	29			42	62	120				
272	R550 015 00A 0091 0000	3 GUSCIO WY	17			34	71	96		83		
273	R550 015 00A 0092 0000	1 GUSCIO WY	31			47		96		85		
274	R550 015 00A 0093 0000	101 OCEANWOOD TRACE					13					

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	Tax Parcel ID Number	Street Address	Habitable Structure		Ancillary Structure	Swimming Pool	Deck, Patio or Driveway	Boardwalk	Fence	Rock Retement	Seawall	
			< 5,000 ft ²	> 5,000 ft ²							Concrete	Timber
		TOTAL	222	18	27	244	304	372	14	66	5	5
275	R550 015 00A 0097 0000	5 ROADRUNNER LA	57			73	76	126		110		
276	R550 015 00A 0112 0000	73 DUNE LA						38				
277	R550 015 00A 0116 0000	81 DUNE LA					10	49				
278	R550 015 00A 0127 0000	87 DUNE LA						55		27		
279	R550 015 00A 0136 0000	89 DUNE LA					18	32		30		
280	R550 015 00A 0137 0000	91 DUNE LA					7	27		27		
281	R550 015 00A 0147 0000	95 DUNE LA					22	38				
282	R550 015 00A 0149 0000	99 DUNE LA						42		29		
283	R550 015 00A 0158 0000	101 DUNE LA				3				40		
284	R550 015 00A 0159 0000	103 DUNE LA				11	12	122		38		
285	R550 015 00A 0160 0000	105 DUNE LA					12	125		48		
286	R550 015 00A 0169 0000	107 DUNE LA			10			132		40		
287	R550 015 00A 0170 0000	109 DUNE LA			10		9	46		32		
288	R550 015 00A 0171 0000	111 DUNE LA 1				3				35		
289	R550 015 00A 0180 0000	113 DUNE LA					32			39		
290	R550 015 00A 0181 0000	115 DUNE LA			18	10	20	51		27		
291	R550 015 00A 0182 0000	117 DUNE LA				5	14	39		35		
292	R550 015 00A 0191 0000	119 DUNE LA					4	55		36		
293	R550 015 00A 0192 0000	121 DUNE LA	5			8		56		35		
294	R550 015 00A 0193 0000	123 DUNE LA	26			24	31	53		39		
295	R550 015 00A 0202 0000	125 DUNE LA				27	28			41		
296	R550 015 00A 0203 0000	127 DUNE LA				14	17	43		41		
297	R550 015 00A 0204 0000	129 DUNE LA	8			10	24	46		35		
298	R550 015 00A 0213 0000	131 DUNE LA				9	11	49		39		
299	R550 015 00A 0214 0000	133 DUNE LA				14	17					
300	R550 015 00A 0215 0000	135 DUNE LN					24			37		
301	R550 015 00A 0226 0000	7 DUNE LA					12			22		
302	R550 015 00A 0236 0000	23 BITTERN ST								21		
303	R550 015 00A 0260 0000	23 DUNE LA						136		32		
304	R550 015 00A 0270 0000	27 DUNE LA					14	74				
305	R550 015 00A 0271 0000	29 A DUNE LN					4			34		
306	R550 015 00A 0280 0000	31 A DUNE LA				4				42		
307	R550 015 00A 0281 0000	31 B DUNE LA								38		
308	R550 015 00A 0282 0000	33 DUNE LA								29		
309	R550 015 00A 0291 0000	35 DUNE LN						114				
310	R550 015 00A 0292 0000	37 DUNE LA					3	50				
311	R550 015 00A 0315 0000	63 DUNE LA						34				
312	R550 015 00A 0319 0000	49 DUNE LA			23		13	61				
313	R550 015 00A 0323 0000	65 DUNE LA						42				
314	R550 015 00A 0511 0000	150 SHIPYARD DR	57		14			234				
315	R550 015 00A 0513 0000	102 OCEANWOOD TRACE			79	50	56	114				
316	R550 015 00A 0514 0000	103 OCEANWOOD TRACE				51	66			88		
317	R550 015 00A 0515 0000	104 OCEANWOOD TRACE	26				37	122				
318	R550 015 00A 0526 0000						72	126	27			
319	R550 015 00A 0528 0000						32	49,51	27	37		
320	R550 015 00A 0533 0000	40 KNOTTS WY	31			48	56	120				

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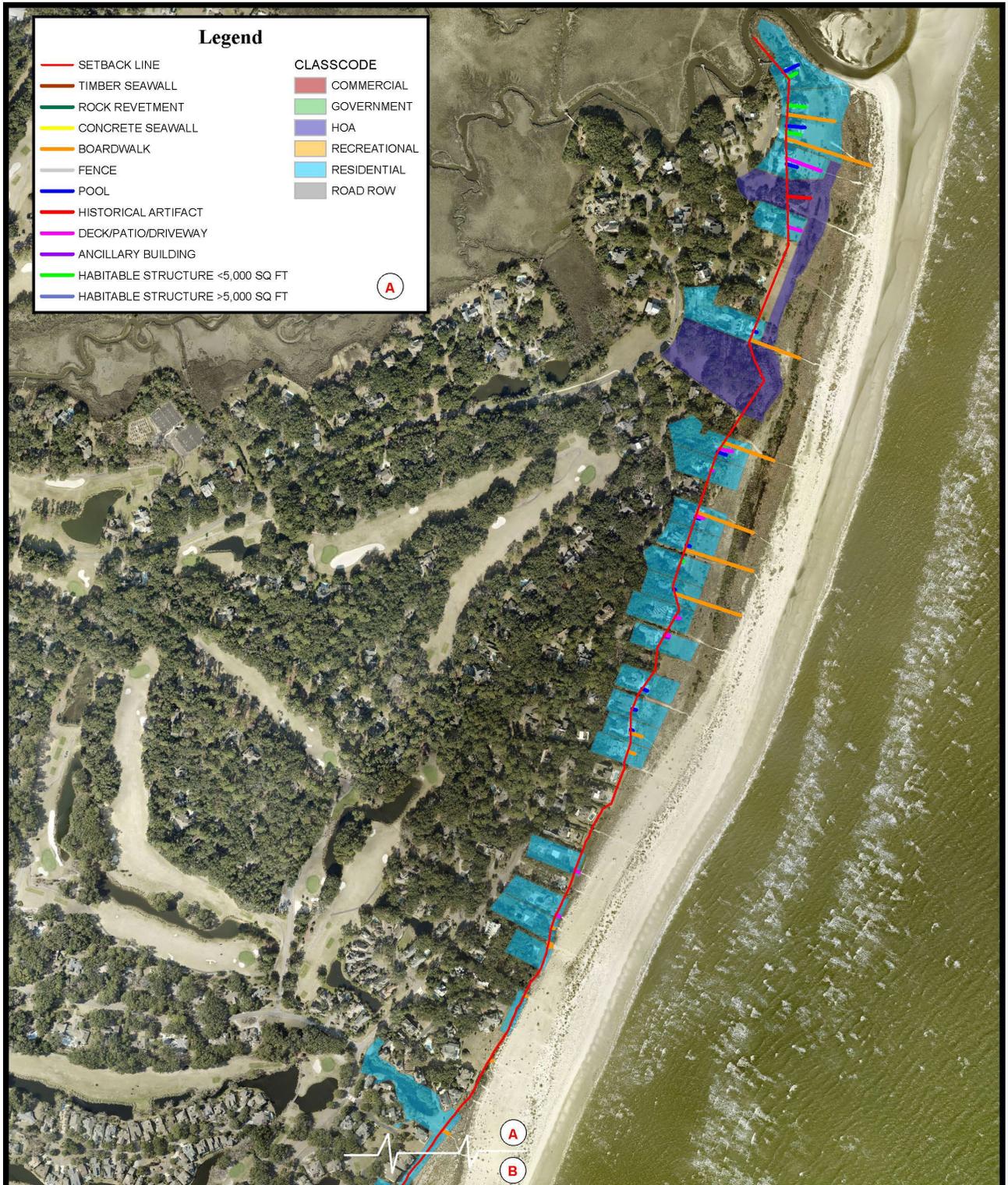
	Tax Parcel ID Number	Street Address	Habitable Structure		Ancillary Structure	Swimming Pool	Deck, Patio or Driveway	Boardwalk	Fence	Rock Revetment	Seawall	
			< 5,000 ft ²	> 5,000 ft ²							Concrete	Timber
		TOTAL	222	18	27	244	304	372	14	66	5	5
321	R550 015 00A 0544 0000									23		
322	R550 015 00A 0546 0000									31		
323	R550 015 00A 0548 0000							51				
324	R550 015 00A 0554 0000							39				
325	R550 015 00A 0555 0000								27			
326	R550 015 00A 0556 0000							172		44		
327	R550 015 00A 0559 0000											
328	R550 015 00A 0562 0000							52	197			
329	R550 015 00A 0563 0000							57	71		64	
330	R550 015 00A 0564 0000							72	212			
331	R550 015 00A 0565 0000							62	120			
332	R550 015 00A 0567 0000							71	96		83	
333	R550 015 00A 0568 0000								122			
334	R550 015 00A 0569 0000									88		
335	R550 015 00A 0571 0000							79				
336	R550 015 00A 0572 0000										96	
337	R550 015 00A 0574 0000											
338	R550 015 00A 0575 0000											
339	R550 015 00A 0576 0000									110		
340	R550 015 00A 0577 0000	7 GUSCIO WY	27			35	50	87				
341	R550 015 00A 0578 0000	5 GUSCIO WY	35			47	59	87,87		79		
342	R550 015 00A 0579 0000							45				
343	R550 015 00A 0584 0000									22		
344	R550 015 00A 0585 0000									25		
345	R550 015 00A 0586 0000							14	33		29	
346	R550 015 00A 0588 0000									27		
347	R550 015 00A 0589 0000							15	34		27	
348	R550 015 00A 0590 0000									41	34	
349	R550 015 00A 0592 0000									61	29	
350	R550 015 00A 0599 0000									33		
351	R550 015 00A 0600 0000									27	19	
352	R550 015 00A 0601 0000									13	27	
353	R550 015 00A 0602 0000									14		21
354	R550 015 00A 0605 0000									36		25
355	R550 015 00A 0606 0000									60		
356	R550 015 00A 0607 0000							3	6	37		22
357	R550 015 00A 0612 0000								23	12	45	29
358	R550 015 00A 0613 0000	24 JACANA ST								16	49	38
359	R550 015 00A 0614 0000	26 CARTERS MANOR	6								172	44
360	R550 015 00A 0694 0000	85 FOREST BEACH DR										35
361	R550 015 00A 0704 0000									17	4	7
362	R550 015 00A 0714 0000										47	51, 44, 42, 44, 31
363	R550 015 00A 0717 0000											158, 61, 47, 74, 70, 70, 57, 64, 74, 56, 62, 19, 7, 125, 68

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	Tax Parcel ID Number	Street Address	Habitable Structure		Ancillary Structure	Swimming Pool	Deck, Patio or Driveway	Boardwalk	Fence	Rock Revetment	Seawall	
			< 5,000 ft ²	> 5,000 ft ²							Concrete	Timber
		TOTAL	222	18	27	244	304	372	14	66	5	5
364	R550 015 00A 0720 0000						32			39		
365	R550 015 00A 083A 0000	100 FOREST BEACH DR									56	
366	R550 015 00A 087A 0000	9 DRIFTWOOD LA	20			46	60			62		
367	R550 015 00A 089B 0000	7 WANDERER LA	31			47	72	212				
368	R550 015 00A 095A 0000	126 N FOREST BEACH CT	36			63	66				96	
369	R550 015 00A 095B 0000	124 FOREST BEACH CT	27			66	77				95	
370	R550 015 00A 096C 0000	3 SEA SPRAY LN	32				52	131				
371	R550 015 00A 096D 0000	4 SEA SPRAY LA	38			78	55	131				
372	R550 015 00A 097C 0000	7 ROADRUNNER LA	66			87	90	126		103		
373	R550 017 000 1081 0000	253 SEA PINES DR		26			35	138	96			
374	R550 017 000 1188 0000	251 SEA PINES DR					39	107				
375	R550 017 00A 0001 0000							12				
376	R550 017 00A 0002 0000	51 BEACH LAGOON DR					24	31				
377	R550 017 00A 0006 0000	43 S BEACH LAGOON DR						23				
378	R550 017 00A 0007 0000	41 BEACH LAGOON DR					4	73				
379	R550 017 00A 0009 0000	37 BEACH LAGOON DR						25				
380	R550 017 00A 0010 0000	35 BEACH LAGOON DR						21				
381	R550 017 00A 0011 0000	33 S BEACH LAGOON DR						26				
382	R550 017 00A 0012 0000	31 BEACH LAGOON DR						28				
383	R550 017 00A 0014 0000	27 BEACH LAGOON DR					8	67				
384	R550 017 00A 0016 0000	25 S BEACH LAGOON DR					11					
385	R550 017 00A 0017 0000	23 BEACH LAGOON DR						44				
386	R550 017 00A 0018 0000	21 BEACH LAGOON DR						30				
387	R550 017 00A 0019 0000	19 BEACH LAGOON DR						78				
388	R550 017 00A 001A 0000	87 SEA PINES DR						113				
389	R550 017 00A 0021 0000	15 BEACH LAGOON DR					11					
390	R550 017 00A 0022 0000	13 BEACH LAGOON DR					11	12				
391	R550 017 00A 0024 0000	9 BEACH LAGOON DR						74				
392	R550 017 00A 0025 0000	7 BEACH LAGOON DR				2		38				
393	R550 017 00A 0026 0000	5 BEACH LAGOON DR					16	74				
394	R550 017 00A 0027 0000	3 SOUTH BEACH LAGOON RD					23	76				
395	R550 017 00A 0029 0000	4 BEACH LAGOON DR				2		49				
396	R550 017 00A 0030 0000	8 BEACH LAGOON DR					3	100				
397	R550 017 00A 0031 0000	12 E BEACH LAGOON DR					29	107				
398	R550 017 00A 0032 0000	16 BEACH LAGOON DR					5	69				
399	R550 017 00A 0033 0000	20 BEACH LAGOON DR					16	63				
400	R550 017 00A 0034 0000	24 BEACH LAGOON DR					16	54				
401	R550 017 00A 0035 0000	28 BEACH LAGOON DR						16	44			
402	R550 017 00A 0036 0000	32 BEACH LAGOON DR						56				
403	R550 017 00A 0037 0000	36 BEACH LAGOON DR						84				
404	R550 017 00A 0038 0000	34 BEACH LAGOON DR						56				
405	R550 017 00A 0039 0000	30 BEACH LAGOON DR						57				
406	R550 017 00A 0040 0000	26 BEACH LAGOON DR						16				
407	R550 017 00A 0041 0000	22 BEACH LAGOON DR						14				
408	R550 017 00A 0042 0000	18 E BEACH LAGOON DR						16	64			
409	R550 017 00A 0046 0000	2 BEACH LAGOON DR						19				

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	Tax Parcel ID Number	Street Address	Habitable Structure		Ancillary Structure	Swimming Pool	Deck, Patio or Driveway	Boardwalk	Fence	Rock Revetment	Seawall	
			< 5,000 ft ²	> 5,000 ft ²							Concrete	Timber
		TOTAL	222	18	27	244	304	372	14	66	5	5
410	R550 017 00A 1282 0000	1 BEACH LAGOON RD						47				
411	R550 017 00A 1282 0001	1 BEACH LAGOON RD Unit 29						35				
412	R550 017 00A 1282 0002	1 BEACH LAGOON RD Unit 28						36				
413	R550 017 00A 1282 0003	1 BEACH LAGOON RD Unit 27						34				
414	R550 017 00A 1282 0006	1 BEACH LAGOON RD Unit 24						50				
415	R550 017 00A 1282 0007	1 BEACH LAGOON RD Unit 23						36				
416	R550 017 00A 1284 0000	1 BEACH LAGOON RD						41				
417	R550 017 00A 1290 0000	91 SEA PINES DR					6	111				
418	R550 017 00B 0123 0000	5 LANDS END WY						100				
419	R550 017 00B 0124 0000	7 LANDS END WY	9				39					
420	R550 017 00B 0125 0000	9 LANDS END WY	7				22	98				
421	R550 017 00B 0126 0000	11 LANDS END WY						98				
422	R550 017 00B 0127 0000	13 LANDS END WY						111				
423	R550 017 00B 0164 0000	45 LANDS END RD						23				
424	R550 017 00B 0176 0000	47 LANDS END RD									5	
425	R550 017 00B 0186 0000	1 LANDS END WY						110				
426	R550 017 00B 0208 0000							110	96			
427	R550 018 000 016F 0000							29				
428	R550 018 000 0223 0000							40				
429	R550 018 000 0285 0000							193				
430	R550 018 000 0302 0000							179				
431	R550 018 000 068U 0000							79				
432	R550 018 00A 0490 0000	23 RED CARDINAL RD						28				
433	R550 018 00A 0505 0000	155 SEA PINES DR					9, 23, 26, 28	6, 26, 43, 83				
434	R550 019 000 0141 0000	12 PAINTED BUNTING RD						175				
435	R550 019 000 0161 0000	6 BROWN PELICAN RD	20			20	20	171				
436	R550 019 000 0162 0000	8 BROWN PELICAN RD	15			41	39	130				
437	R550 019 000 0163 0000	10 BROWN PELICAN RD	6			26	25	361				
438	R550 019 000 0166 0000	5 BROWN PELICAN RD					15					
439	R550 019 000 0256 0000	225 SEA PINES DR					31					
440	R550 019 000 307A 0000							68				
441	R552 018 000 001C 0000	10 FOREST BEACH DR			21	4	23	19	21			
442	R552 018 000 012B 0000	4 FOREST BEACH DR						36				
443	R553 018 000 0003 0000	1 COLIGNY CIR						52				
444	R553 018 000 003A 0000	1 FOREST BEACH DR				21	39					
445	R553 018 000 003A 0001						39					
446	R553 018 000 003A 0002						39					
447	R553 018 000 003B 0000	11 FOREST BEACH DR						16				



Legend

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— TIMBER SEAWALL	■ COMMERCIAL
— ROCK REVETMENT	■ GOVERNMENT
— CONCRETE SEAWALL	■ HOA
— BOARDWALK	■ RECREATIONAL
— FENCE	■ RESIDENTIAL
— POOL	■ ROAD ROW
— HISTORICAL ARTIFACT	
— DECK/PATIO/DRIVEWAY	
— ANCILLARY BUILDING	
— HABITABLE STRUCTURE <5,000 SQ FT	
— HABITABLE STRUCTURE >5,000 SQ FT	

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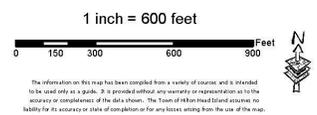


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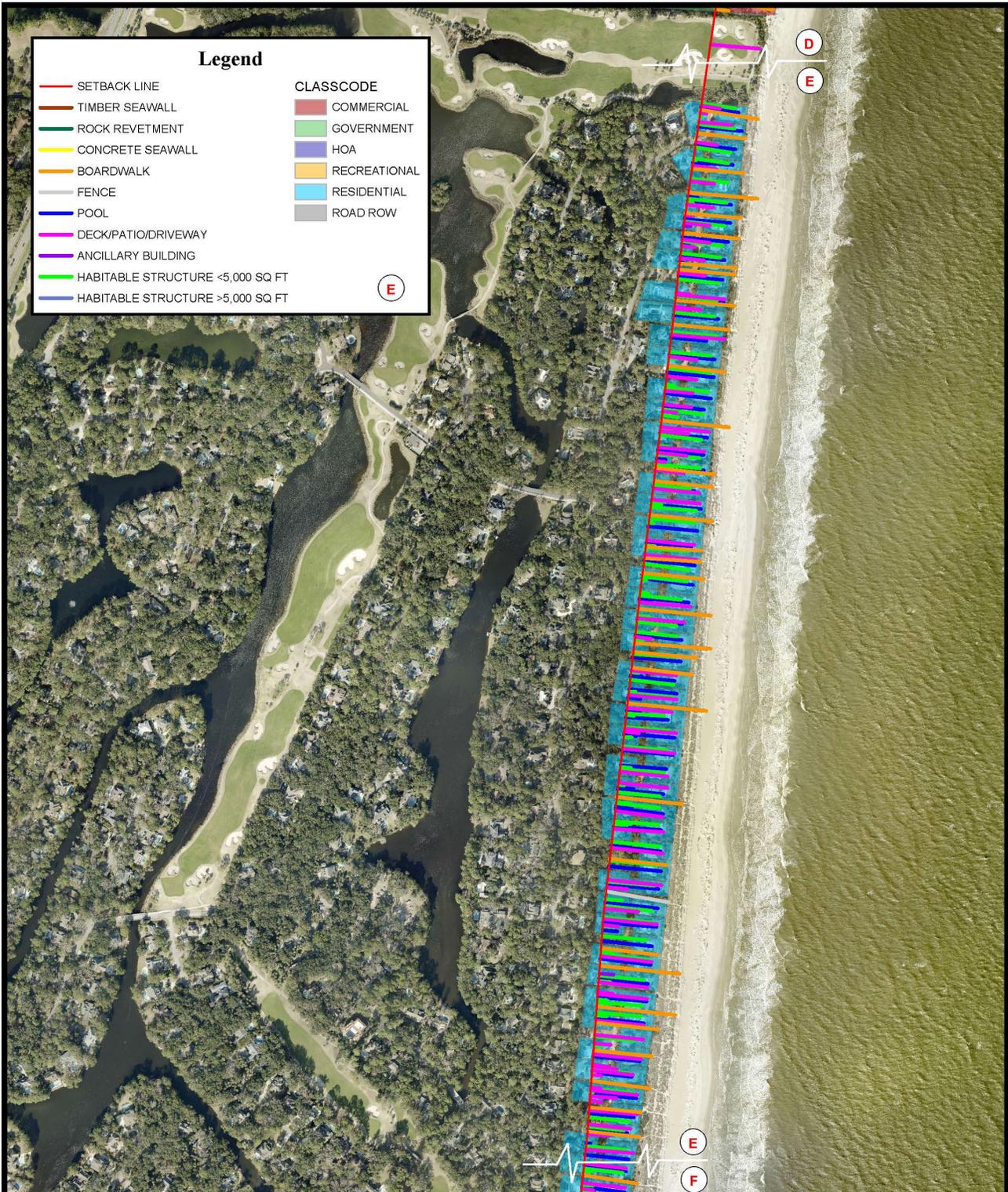

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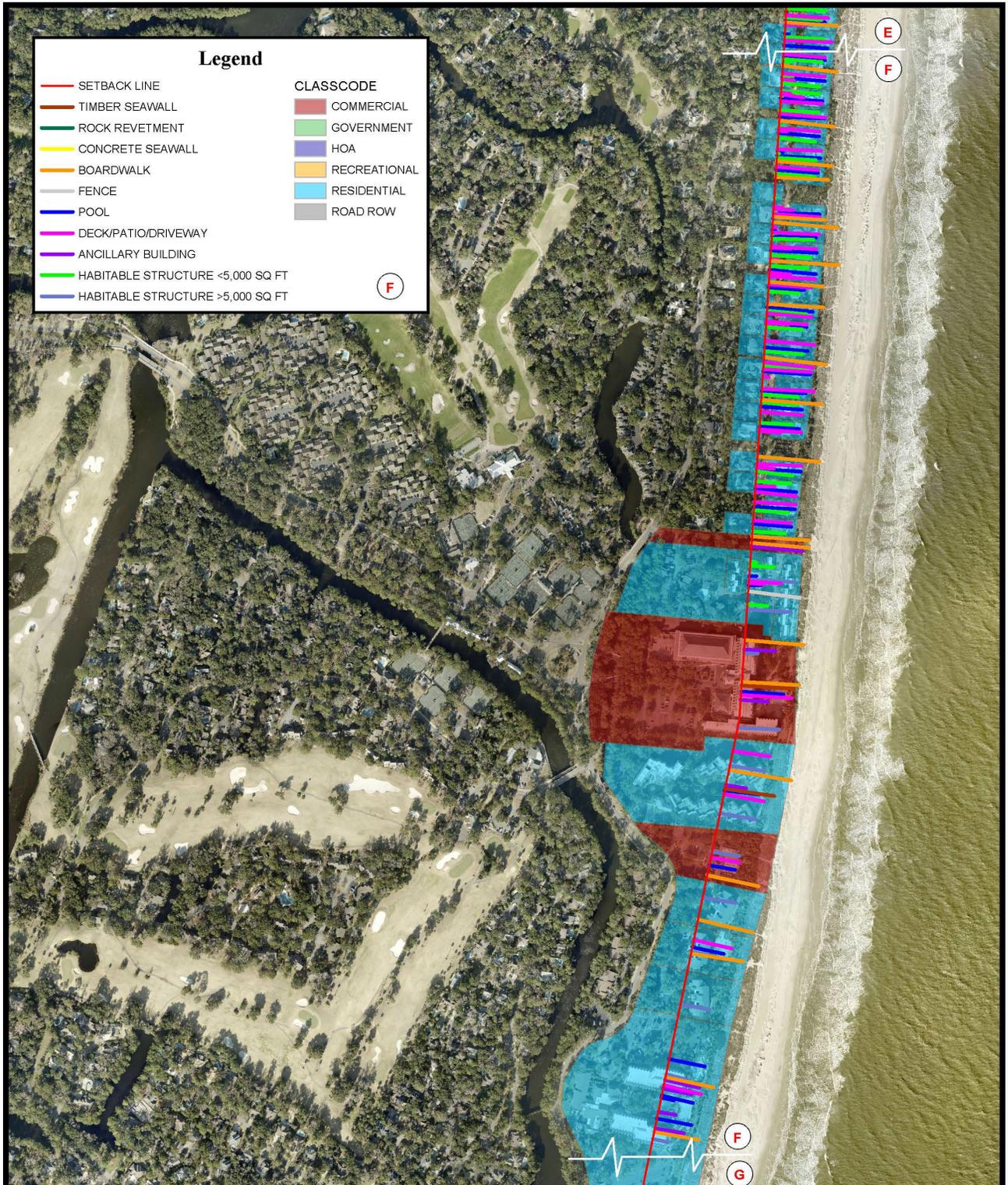
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	FENCE
	POOL
	DECK/PATIO/DRIVEWAY
	ANCILLARY BUILDING
	HABITABLE STRUCTURE <5,000 SQ FT
	HABITABLE STRUCTURE >5,000 SQ FT
	COMMERCIAL
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	HOA
	RECREATIONAL
	RESIDENTIAL
	ROAD ROW

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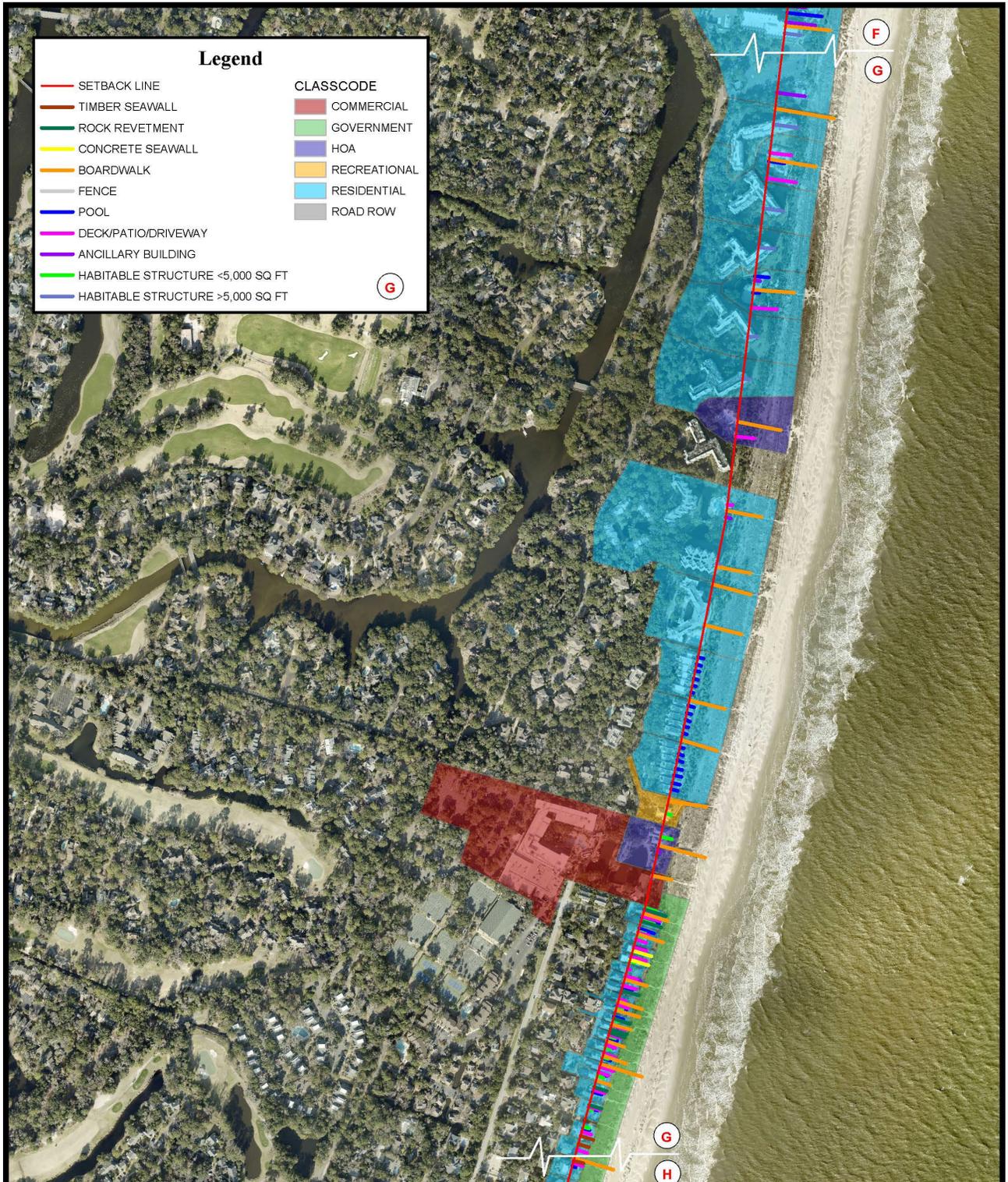
TOWN OF HILTON HEAD ISLAND

INVENTORY OF STRUCTURES SEAWARD OF SETBACK LINE

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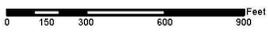
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0 150 300 600 900 Feet



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INVENTORY OF STRUCTURES
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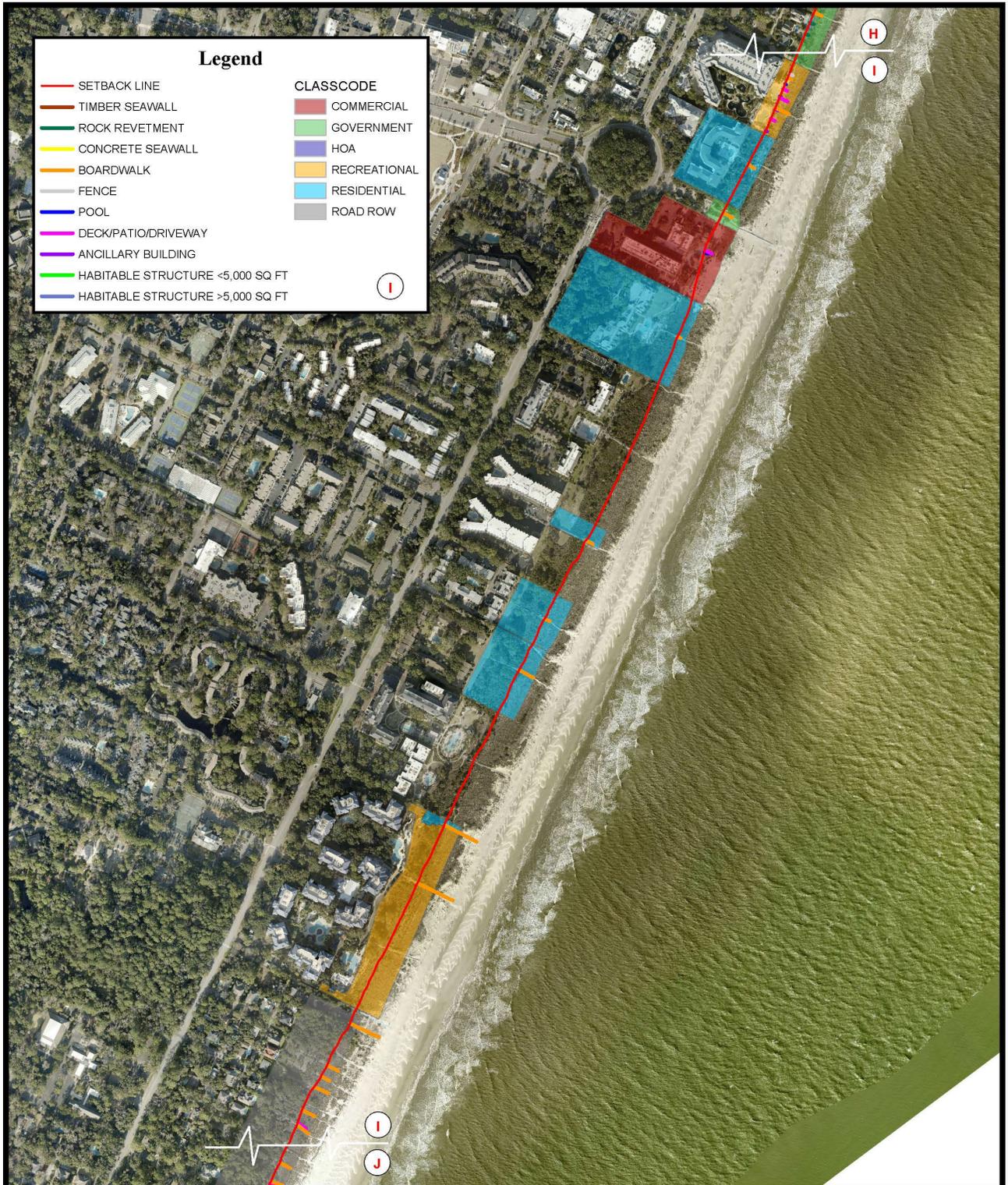
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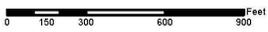
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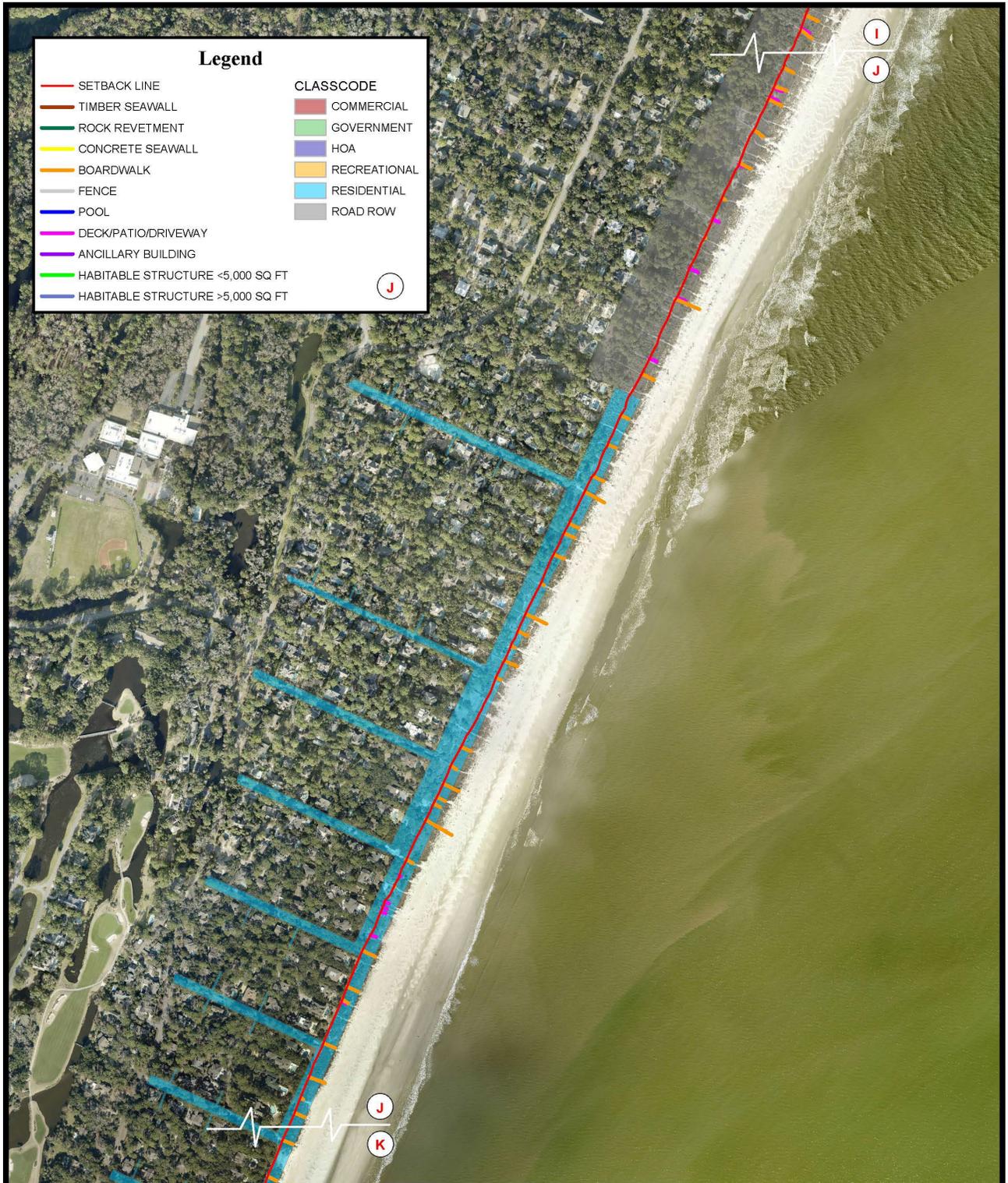
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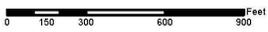

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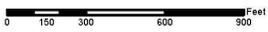
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	HABITABLE STRUCTURE <5,000 SQ FT		
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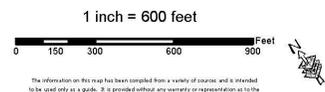



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SEAWARD OF SETBACK LINE



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	CONCRETE SEAWALL
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	POOL
	DECK/PATIO/DRIVEWAY
	ANCILLARY BUILDING
	HABITABLE STRUCTURE <5,000 SQ FT
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	RECREATIONAL
	RESIDENTIAL
	ROAD ROW

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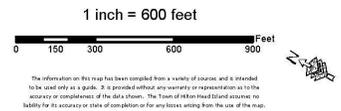
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TOWN OF HILTON HEAD ISLAND

INVENTORY OF STRUCTURES SEAWARD OF SETBACK LINE



Appendix 7.3

Public Access Inventory Table

Public Access Inventory Table

Facility Name	Street Name	Tax Parcel ID	Facility Type
Alder Lane Beach Access	Woodward Avenue	R553 018 000 067A 0000	LPAP
Burkes Beach Access at Chaplin Park	Burkes Beach Road	R510 012 000 0002 0000	RPAP
Coligny Area	Coligny Circle South Forest Beach Drive Lagoon Road	R553 018 000 0003 0000 R553 018 000 0235 0000 R553 018 000 0256 0000	RPAP
Driessen Beach Park			RPAP
Folly Field Beach Park	Starfish Drive	R553 018 000 067A 0000	NPAP
Islanders Beach Park	Folly Field Road	R510 009 000 0047 0000	NPAP
Fish Haul Beach Park and Barker Field Extension*	Mitchelville Road	R510 005 000 006B 0000	N/A
Historic Mitchelville Freedom Park*	Beach City Road	R510 005 000 0329 0000	N/A

**These facilities offer access to Hilton Head beaches, but the SCDHEC-OCRM beachfront jurisdiction*

PAP = Public Access Point
 LPAP = Local Public Access Point
 NPAP = Neighborhood Public Access Park
 CPAP = Community Public Access Park
 RPAP = Regional Public Access Park

Town-Owned Beach Parks and Parking

	Handicapped Access	Boardwalk to Beach	Restrooms	Trash receptacles	Showers	Bike Racks	Drinking Fountain	Life guards/ rentals	Picnic pavilion	Natural trails	Sitting Deck	Viewing scope	Emergency Access	Historical Marker	Public Parking Spaces	Notes
Alder Lane Beach Access	X		X	X	X	X	X	X							23*	
Burkes Beach Access at Chaplin Park	X		X	X	X	X	X	X		X			X		245*	Parking breakdown: Chaplin Park: 110 w/in 1000' Castnet Drive: 135 via shuttle or short walk (approx. 2200')
Coligny Area	X		X	X	X	X	X	X			X	X	X		512*	Parking breakdown: Coligny Beach Park: 13, Coligny big lot: 400, contiguous Lowcountry Celebration Park: 99 Also 228 at USCB Pope Avenue campus via free shuttle
Driessen Beach Park	X	X	X	X	X	X	X	X	X						178* 28	28 Spaces reserved for Island Beach Pass Holders (Residential Property Owners)
Folly Field Beach Park	X	X		X	X	X	X	X							54*	
Islanders Beach Park	X	X	X	X	X	X	X	X	X		X		X		25* 131	131 Spaces reserved for Island Beach Pass Holders (Residential Property Owners)
Fish Haul Beach Park and Barker Field Extension	X		X	X	X	X	X		X	X	X		X	X	169	97 at Fish Haul Beach Park and 72 via boardwalk from Barker Field Ext.
Historic Mitchelville Freedom Park	X	X	X	X		X	X				X	X		X	47	

**Parking contributing to full and complete public access*

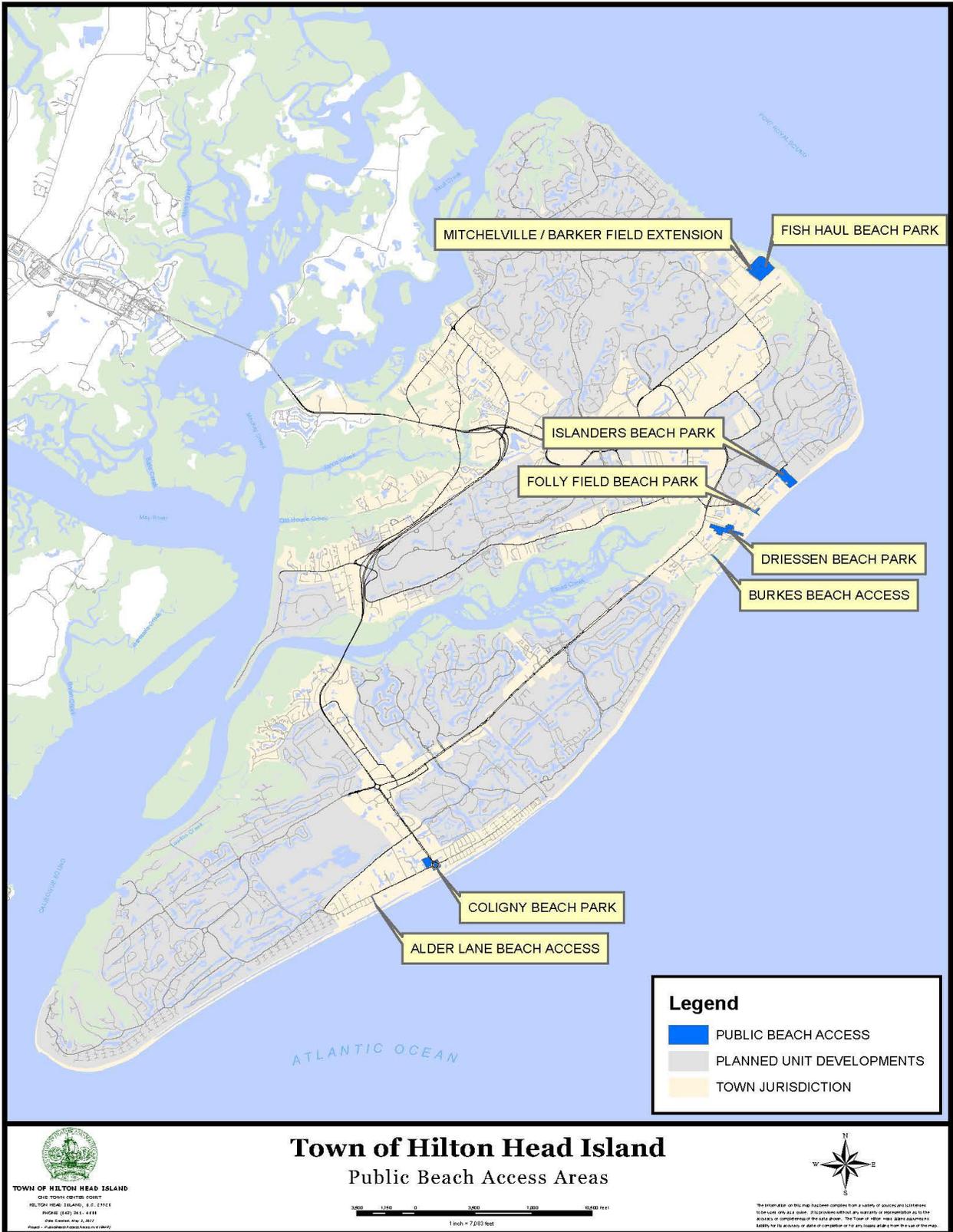


Figure 9: Overall Map of Existing Beach Parks with Public Parking.

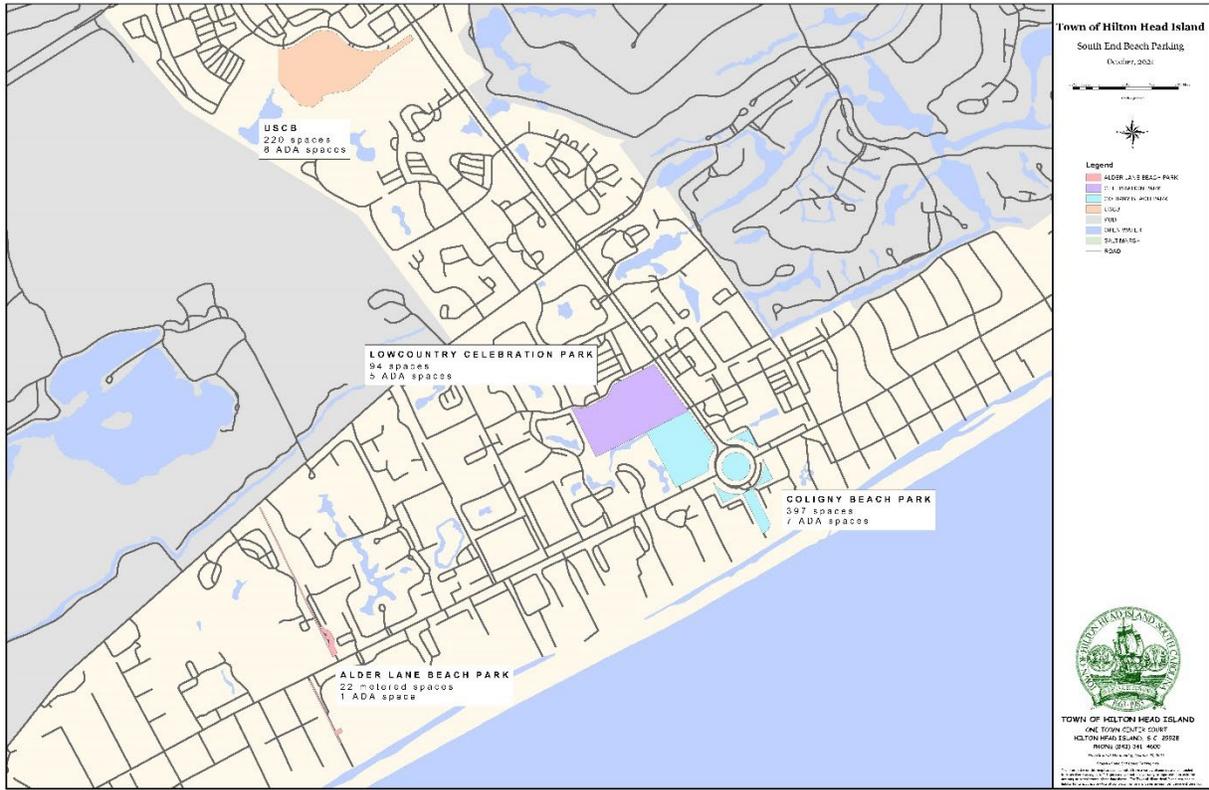


Figure 10: South Island Beach Parks with Public Parking.

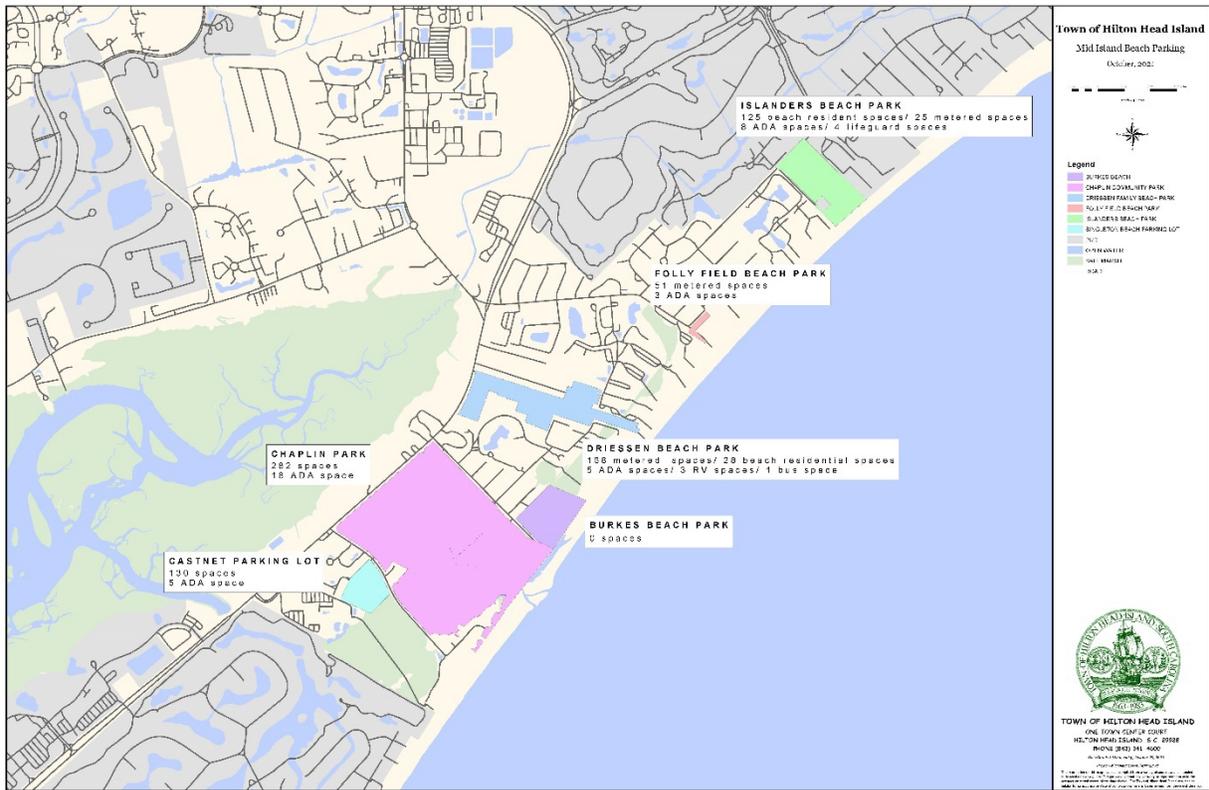


Figure 11: Central Island Beach Parks with Public Parking.

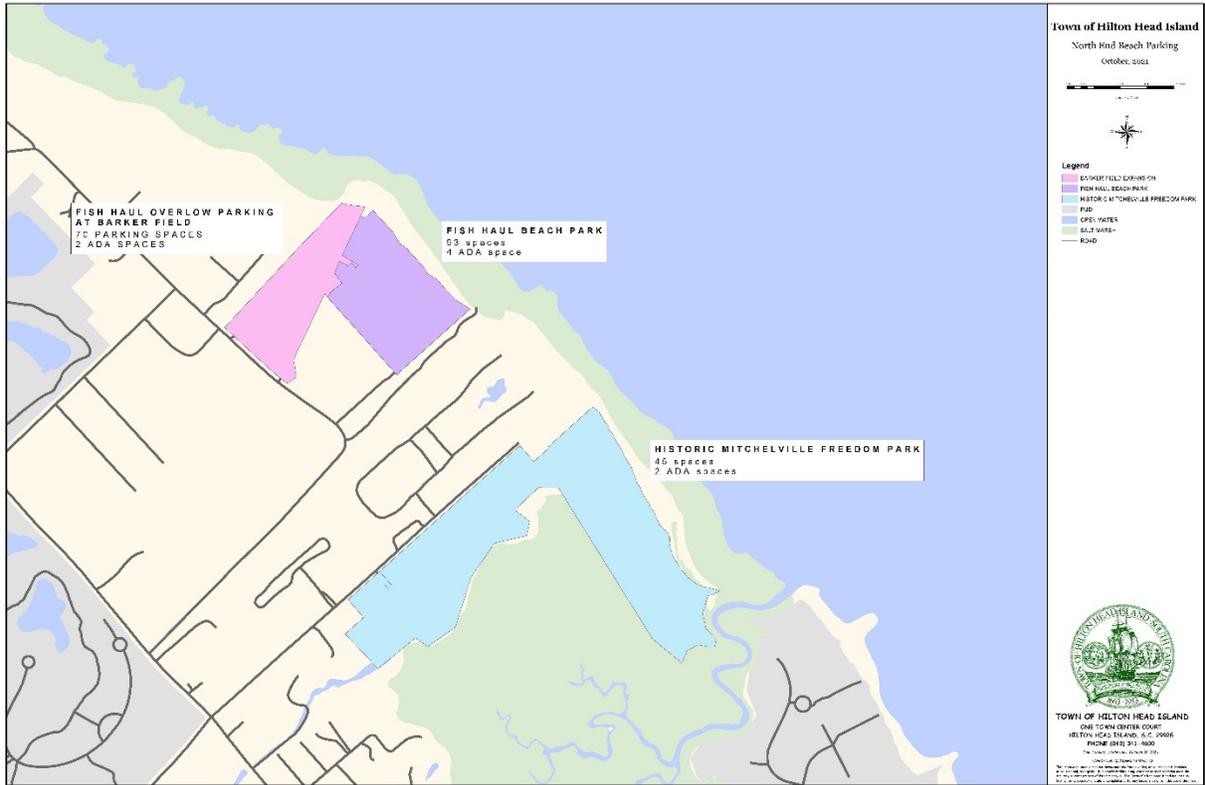


Figure 12: North Island Beach Parks with Public Parking.

FULL AND COMPLETE PUBLIC ACCESS

SCDHEC OCRM classifies areas along the beach that are considered to offer full and complete public access, which is defined based on the criteria shown in Table 4 below. This classification is factored into the review of some State grants.

Table 4: SCDHEC OCRM Public Beach Access Facility Classification Criteria.

Type of Facility	Distance on Either Side of Access Point for Full/Complete Access Consideration	Minimum Facilities
Public Access Point	1/8 mile	Trash receptacle, walkover/improved surface access, signage, on-street parking for 6 vehicles
Local Public Access Park	¼ mile	As above, parking for 10 vehicles
Neighborhood Public Access Park	½ mile	As above, parking for 25 vehicles
Community Public Access Park	¾ mile	As above, showers, lifeguards, concession, handicapped access and parking, parking for 75 vehicles
Regional Public Access Park	1 mile	As above, parking for 150 vehicles or more

On Hilton Head Island, the number and distribution of public access points are excellent. Sufficient access points, signage, facilities and parking exist to classify approximately 20% of the Hilton Head Island beach as having full and complete access per the State guidelines (see Table 4). SCDHEC OCRM recognizes that full and complete public access is provided in two main areas along approximately 3.9 miles of the 14.8-mile beach:

1. from a point ½ mile (2,640 feet) northeast of the public beach access at Islanders Park to a point ¾ mile (3,960 feet) southwest of the public beach access at Chaplin Park; and
2. from a point 1 mile (5,280 feet) northeast of the public access point at Coligny Beach Park to a point ¼ mile (1,320 feet) southwest of the public beach access at Alder Lane.

Appendix 7.4

Prior Studies related to Beach Management

Town of Hilton Head Island

Prior Beach Management Studies

- Olsen Associates, Inc. (1987). "Engineering Evaluation of a Beach Restoration Strategy for Hilton Head Island, SC," *engineering report prepared for the Town of Hilton Head Island by Olsen Associates, Inc.*, Jacksonville, FL, January 1987.
- Olsen Associates, Inc. (1998). "South Beach Shoreline Erosion Study, Hilton Head Island, SC," *engineering report prepared for the Town of Hilton Head Island by Olsen Associates, Inc.*, Jacksonville, FL.
- Olsen Associates, Inc. (2000). "Historical Shoreline Change Study, Port Royal Sound Shoreline," *engineering report prepared for the Town of Hilton Head Island by Olsen Associates, Inc.*, Jacksonville, FL.
- Olsen Associates, Inc. (2006). "Lands End Groin Rehabilitation Project, Hilton Head Island, SC," *engineering report prepared for the Town of Hilton Head Island by Olsen Associates, Inc.*, Jacksonville, FL, December 2006.
- Olsen Associates, Inc. (2008). "Hilton Head Island, SC, North Island Shoreline Change Study," *engineering report prepared for the Town of Hilton Head Island by Olsen Associates, Inc.*, Jacksonville, FL, August 2008.
- Olsen Associates, Inc. (2009). "Port Royal Sound Shoreline Restoration and Stabilization Project; Analysis of Potential Borrow Area Related Impacts to the Local Wave Climate (P/N 2009-1056-11W)" *engineering report prepared for the Town of Hilton Head Island by Olsen Associates, Inc.*, Jacksonville, FL, August 2009.
- Olsen Associates, Inc. (2013). "Engineered Beach Documentation Required to Establish Post-Disaster Funding Eligibility, Town of Hilton Head Island, SC," *engineering report prepared for the Town of Hilton Head Island by Olsen Associates, Inc.*, Jacksonville, FL, January 2013.
- Olsen Associates, Inc. (2014). "Hilton Head Island, SC, Beach Condition and 2015/16 Beach Renourishment Scope Development Summary," *engineering report prepared for the Town of Hilton Head Island by Olsen Associates, Inc.*, Jacksonville, FL, June 2014.
- Olsen Associates, Inc. (2014). "Town of Hilton Head Island, Beach Condition Summary and Recommendations for Fish Haul/Spa Shoreline," *engineering report prepared for the Town of Hilton Head Island by Olsen Associates, Inc.*, Jacksonville, FL, October 2014.

Appendix 7.5

Local Laws and Ordinances related to Beach Management

Chapter 1 BEACHES¹

ARTICLE 1. GENERAL PROVISIONS

Sec. 8-1-111. Title.

This chapter shall be known and may be cited as the "**Town of Hilton Head Island Beach Ordinance**".
(Ord. No. 84-10, 5-21-84)

Sec. 8-1-112. Definitions.

For the purposes of this chapter, the following terms, phrases, words and their derivations shall have the meaning given herein:

(1) Beach shall mean:

- a. Commencing at the southern shore of Braddock Cove, the area lying between the mean low water mark of Calibogue Sound and the property line of property lying closest to Calibogue Sound or the Atlantic Ocean, south west, south east along Calibogue Sound and north east along the Atlantic Ocean to the Tower Beach Club, and extending from the mean low water mark of Calibogue Sound and the Atlantic Ocean for a distance of seventy-five (75) yards into the waters of Calibogue Sound and the Atlantic Ocean;
- b. Commencing at Tower Beach Club, the area between the mean low water mark of the Atlantic Ocean and the first property line of property lying closest to the Atlantic Ocean, northeast along the Atlantic Ocean to the Port Royal Beach Club, and extending from the mean low water mark of the Atlantic Ocean for a distance of one hundred fifty(150) yards into the waters of the Atlantic Ocean;
- c. Commencing at the Port Royal Beach Club, the area lying between the mean low watermark of the Atlantic Ocean or Port Royal Sound and the first property line of property lying closest to the Atlantic Ocean or Port Royal Sound, then northwestward along the Atlantic Ocean or Port Royal Sound to the southeast terminus of the Rock Revetment at Dolphin Head Recreation Area, and extending from the mean low water mark of Port Royal Sound for a distance of seventy-five (75) yards into the waters of Port Royal Sound;
- d. Commencing at southeast terminus of the Rock Revetment at Dolphin Head Recreation Area, the area lying between the low water mark of Port Royal Sound, and the seaward boundary of the Rock Revetment, then northwest along Port Royal Sound to the northwest terminus of the Rock Revetment at Dolphin Head Recreation Area, and extending from the mean low water mark of Port Royal Sound for a distance of seventy-five (75) yards into the waters of Port Royal Sound; and
- e. Commencing at the northwest terminus of the Rock Revetment at Dolphin Head Recreation Area, the area lying between the low water mark of Port Royal Sound and the vegetated marshes and vegetated upland northwest and west along Port Royal Sound to the northern shore of Park Creek and extending from the mean low water mark of Port Royal Sound for a distance of seventy-five (75) yards into the waters of Port Royal Sound.

¹Cross reference(s)—Beaches, § 16-6-301 et seq.

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- (2) *Boat* shall mean any watercraft, wind surfer, including sea planes when not airborne, sail boat, "jet ski", "aqua-trike" or similar type of watercraft.
 - (3) *Designated area* shall be defined as any portion of the beach or areas between the setback line (as established by SC Code of Laws 48-39-280(B)) and the landward barrier line (both non-single family and single family development) designated by the Town Council for a special use (swimming, surfing, beaching of boats, etc.).
 - (4) *Designated swimming areas* shall be the following sections of the beach described as follows: Coligny Circle area, from the northern boundary of the Breakers to the southern boundary of the Holiday Inn. For the town's public boardwalk at Alder Lane Beach Park, the designated swimming area shall include all lands seaward of the mean high water line and within one hundred (100) feet on either side of the centerline. For the town's public boardwalk at Driessen Beach Park, the designated swimming area shall include all lands seaward of the mean high water line and within four hundred (400) feet on either side of the centerline. For the town's public boardwalk at Folly Field Beach Park, the designated swimming area shall include all lands seaward of the mean high water line and within one hundred (100) feet north of the centerline and two hundred (200) feet south of the centerline. For the Town's Islanders Beach Park, the designated swimming area shall include all lands seaward of the mean high water line within two hundred (200) feet north of the centerline and one hundred (100) feet south of the centerline.
 - (5) *Float* shall mean any nonmotorized raft, inner tube or similar structure designed for recreation purposes made of a rubber, plastic or other soft material.
 - (6) *Motorboat* shall mean any boat or other type of vessel, which is propelled by any type of electric, internal combustion or other type of engine.
 - (7) *Stunt kite* shall mean any kite which is capable of being manually maneuvered to perform flight patterns, to include rapid ascent and descent and various other gyrations.
 - (8) *Dune* or *dune system* shall mean one (1) or a series of hills or ridges exhibiting varied topography, generally running parallel to the beach of wind-blown sand or one (1) or a series of hills or ridges of sand resulting directly or indirectly from restoration or beach renourishment, all of which may or may not be anchored by vegetation (e.g., sea oats) and is in the vicinity of the beach.
 - (9) *Primary ocean front sand dunes* shall mean those dunes which constitute the front row of dunes closest to the Atlantic Ocean.
 - (10) *Alcoholic liquors* shall mean any spirituous malt, vinous, fermented, brewed (whether lager or rice beer) or other liquors, or any compound or mixture thereof, by whatever name it is known, which contains alcohol and is used as a beverage.
 - (11) *Leash* shall mean a chain, rope, strap or electronic device for leading or holding an animal in check.
 - (12) *Designated water sports area* shall be the following section of the beach described as follows: For Collier Water Sports Park, designated water sports area shall include all lands seaward of the mean high water line from the southern boundary of the Folly and extend four hundred (400) feet to the south.
 - (13) *Personal property* shall mean but is not limited to towels, tents (including tent frames), cabanas, umbrellas and other shading devices, beach chairs and other furniture, picnic tables, tiki huts, volleyball nets, hammocks, floats, sailboards, surfboards, kites, unpermitted boats as defined under sec. 8-1-611, beach toys, grills, nets, coolers, kayaks, general items for beach recreation, or similar items.
 - (14) *Reserved.*
 - (15) *Reserved.*
 - (16) *Reserved.*

(17) *Reserved.*

(Ord. No. 84-10, 5-21-84; Ord. No. 87-4, § 2, 4-7-87; Ord. No. 88-30, §§ 1, 2, 12-19-88; Ord. No. 88-31, § 1, 12-19-88; Ord. No. 90-15, § 1, 6-4-90; Ord. No. 94-13, § 1, 5-17-94; Ord. No. 99-04, § 1, 1-19-99; Ord. No. 00-24, § 1, 9-5-00; Ord. No. 2006-04, § 1, 5-16-06; Ord. No. 06-27, § 1, 12-5-06; Ord. No. 2009-23, § 1, 9-1-09; Ord. No. 2019-24, § 1, 11-19-19)

ARTICLE 2. PROHIBITED AND REGULATED ACTIVITIES

PART A. GENERAL BEACH PROHIBITIONS

Sec. 8-1-211. Unlawful activities enumerated.

In order to assure the public health, safety, and welfare of all individuals using the beaches within the town, it shall be unlawful for any person to do any of the following activities on the beaches within the town:

- (1) *Vehicles prohibited.* The driving or operating of any motor vehicle of any kind or nature on the beach within the town; provided, however, that governmental vehicles operated while cleaning or working on the beach, law enforcement vehicles, emergency vehicles, or vehicles operating pursuant to a duly granted permit from the town shall be exempt from the application of this section. In addition, individuals who have physical handicaps 1) which are recognized by state law, and 2) which would otherwise preclude their use and enjoyment of the beach, may drive on the beach an appropriate small open motorized vehicle designed to transport one such handicapped individual, at speeds not in excess of ten (10) miles per hour.
- (2) *Operation of motorized watercraft (including, but not limited to, jet skis, motorboats, etc.).* The operation, anchoring or launching of motorized craft is prohibited within the police jurisdiction of the town, except that motorized watercraft (excluding jet skis, wave runners and boats of their class) shall be permitted to operate within the police jurisdiction of the town from that area commencing at the southern boundary of Tower Beach Club, hence northward along the Calibogue Sound to the southern shore of Braddock Cove at Calibogue Sound and extending from the mean low water mark for a distance of seventy-five (75) yards into the water. Authorized emergency watercraft shall not be prohibited from operation, anchoring or launching within the police jurisdiction of the town.
- (3) *Para-sailing.* No para-sailing operation shall be permitted within the police jurisdiction of the town.
- (4) *Sand-sailing.* The operation of a sand sailor or other wind powered vehicle on the beach during the hours of 10:00 a.m. to 6:00 p.m. from April 1st through September 30th of each year.
- (5) *Kites.* All kites will be under manual control. The use of "stunt" kites is prohibited in designated swimming areas. Elsewhere, the use of stunt kites is prohibited between the hours of 10:00 a.m. to 6:00 p.m. from April 1st through September 30th of each year.
- (6) *Glassware.* All forms of glassware are prohibited on the beach and in the water.
- (7) *Sleeping on beach after midnight.* Sleeping by persons on the beach between the hours of midnight and 6:00 a.m.
- (8) *Animals.* Except as provided herein, no person shall bring or allow any dog, or any other animal on the beach that is not at all times on a leash between the hours of 10:00 a.m. and 5:00 p.m. from April 1st through the Thursday before Memorial Day weekend and from the Tuesday after Labor Day weekend through September 30th. No person shall bring or allow any dog, or any other animal, on the beach between the hours of 10:00 a.m. and 5:00 p.m. from the Friday before Memorial Day weekend through

the Monday of Labor Day weekend. No person shall bring or allow any dog or any other animal on the beach that is not on a leash or under positive voice control of the responsible person between 5:00 p.m. and 10:00 a.m. from April 1st through September 30th. No person shall bring or allow any dog or any other animal on the beach that is not on a leash or under positive voice control at any hour from October 1st through March 31st. Any violation of the provisions hereof may result in the owner of the animal being charged with a misdemeanor and the animal being seized by the appropriate animal control officer or law enforcement officer.

No person shall permit any excrement from any animal under that person's control to remain on the beach but shall dispose of same in a sanitary manner.

From April 1st through the Thursday before Memorial Day weekend and from the Tuesday after Labor Day weekend through September 30th of each year, dogs or any other animal, other than seeing-eye dogs, shall not be allowed in any designated swimming area unless on a leash and walking through the area between 10:00 a.m. and 5:00 p.m.

- (9) *Horses on the beach.* The riding or driving of horses on the beach except that an annual marsh tacky race, sponsored by the Native Island Business and Community Affairs Association or the Coastal Discovery Museum, is permitted to be conducted on the beach.
- (10) *Marine and wildlife.* In addition to any other applicable state or federal laws, no person shall physically harm, harass, or otherwise disturb any sea turtle, its eggs or hatchlings, any sea bird, its eggs or young, or any other beach fauna.

Beached or stranded sea turtles, whales, or dolphins shall be reported immediately to the proper authorities.

- (11) *Shark fishing.* The baiting or fishing for shark from the beach or inside of an area four hundred (400) yards from the water's edge along the beach.
- (12) *Fires.* Building fires for any purpose other than cooking. Fires for cooking purposes shall be limited to portable liquid fueled cooking stoves.
- (13) *Fireworks discharge.* The discharging of fireworks on the beach, except by permit from the town manager for planned fireworks displays.
- (14) *Disturbing the public peace.* It shall be unlawful for any person to attempt to attract the attention of the public to any political or commercial activity by the use of a loudspeaker or other sound amplification device, or to otherwise unreasonably disturb the peace of any person on the beach.
- (15) *Indecent exposure.* Nudity is prohibited on the beach.
- (16) *Disorderly conduct.* Public drunkenness or other disorderly conduct is prohibited on the beach.
- (17) *Commercialization.* No commercial activity shall be undertaken on the beach on [or] in the waters within the jurisdiction of the town, including the sale, solicitation or offer for sale of any product, real estate or real estate interest, service or activity, the rental or offer of rental of any real or personal property, the distribution of any material, handouts, bills, promotional brochures or similar items, except in conformity with the provisions of this chapter. (See Article III, "Franchising".) Except that an event to celebrate the anniversary of the sighting of Hilton Head Island or the anniversary of the incorporation of the town, or both, which is approved by the town, is permitted to be conducted on the beach at the approved location and time.

Any person proposing to operate any commercial enterprise on private property contiguous to the beach shall be subject to all applicable provisions of this municipal code and must possess a valid town business license. (See Title 16 regarding development plan approvals.)

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- (18) *Unauthorized wearing of lifeguard emblems, insignia, etc.* It shall be unlawful for any person in the public beach areas who is not certified in life saving and approved by the town or its agent to wear or display any badge, uniform, emblem, insignia or lettering designating, identifying or tending to identify said person to be a lifeguard.
 - (19) *Litter on beach or in water.* No person shall place or deposit litter including but not limited to cans, garbage, waste or refuse, or any part thereof, on the beach or within the waters adjacent to the beach.
 - (20) *Possession or consumption of alcoholic liquors, beer, or wine is prohibited on the beaches.* It shall be unlawful for any person to possess or consume any alcoholic liquors, beer, ale, porter, wine or any other similar malt or fermented beverage on the beaches as defined in Title 8, section 8-1-112(1) of the Municipal Code; provided, however, that when consumption is specifically authorized by permit or license of the S.C. Alcoholic Beverage Control Commission, the same shall be permitted.
 - (21) *Open containers.* The possession of any opened container of alcoholic liquor, beer, or wine on the beaches shall be prohibited and shall constitute prima facie evidence of the consumption of the alcoholic liquor at the prohibited place.
 - (22) *Digging holes and shovels.* Anyone digging a hole or creating a sand structure on the beach shall restore the sand to its natural condition before leaving the beach and no later than thirty (30) minutes prior to sunset as stated by the National Weather Service. Shovels, except those that are made of wood and/or plastic and that are less than thirty (30) inches in length and six (6) inches in width, shall be prohibited on the beach. No persons shall dig any hole to a depth greater than twelve (12) inches on the beach. Authorized personnel, including members of the Sea Turtle Patrol, town employees performing work related to beach preservation, and others approved by the town shall be exempt from the application of this section.
 - (23) *Personal property left unattended.* Any personal property referenced in sec. 8-1-112 left unattended on the beach between the hours from sunset to sunrise as stated by the National Weather Service shall be deemed a public nuisance and the town or authorized personnel shall dispose of them. Those who leave unattended or store personal property on the beach between the hours from sunset to sunrise do so at their own risk. The town and authorized personnel do not assume any liability for personal property left unattended or stored on the beach between the hours from sunset to sunrise.

(Ord. No. 84-10, 5-21-84; Ord. No. 85-2, § 1, 2-18-85; Ord. No. 87-4, § 2, 4-7-87; Ord. No. 88-30, §§ 3—5, 12-19-88; Ord. No. 89-8, § 1, 5-15-89; Ord. No. 90-15, § 2, 6-4-90; Ord. No. 94-13, § 2, 5-17-94; Ord. No. 2010-02, § 1, 2-23-10; Ord. No. 2013-09, § 1, 9-3-13; Ord. No. 2019-24, § 2, 11-19-19)

Cross reference(s)—Animals running at large, § 17-1-114.

PART B. PROHIBITIONS AND PERMITTED USES PERTAINING TO DESIGNATED SWIMMING AREAS, WATER SPORTS AREAS²

²Editor's note(s)—Ord. No. 2009-23, § 1, adopted Sept. 1, 2009, amended the title of part B to read as herein set out. The former title read Prohibitions and Permitted Uses Pertaining to Designated Swimming Areas, Designated Water Sports, the Critical Storm Protection and Dune Accretion Area and the Transition Area.

Sec. 8-1-221. Activities prohibited during summer season.

In addition to the prohibitions which are applicable to the beach, the following activities shall be prohibited in the designated swimming areas from sunrise to sunset during the period from April 1 through September 30 in each year;

- (1) Fishing or surf casting.
- (2) Reserved.
- (3) The use of a surfboard or similar article for surfing or surf riding.
- (4) Frisbees and/or other team sports involving a ball.
- (5) Recreational games with metal components such as metal horseshoes.

(Ord. No. 84-10, 5-21-84; Ord. No. 87-4, § 2, 4-7-87; Ord. No. 88-30, §§ 6, 7, 12-19-88; Ord. No. 94-13, § 3, 5-17-94; Ord. No. 00-24, § 2, 9-5-00)

Sec. 8-1-222. Activities prohibited in the designated water sports areas.

In addition to the prohibitions which are applicable to the beach, the following activities shall be prohibited in designated water sports areas from sunrise to sunset: fishing or surf casting.

(Ord. No. 00-24, § 3, 9-5-00)

Sec. 8-1-223. Reserved.

Editor's note(s)—Ord. No. 2009-23, § 1, adopted Sept. 1, 2009, deleted § 8-1-223, which pertained to activities and uses permitted and prohibited in the critical storm protection and dune accretion area and derived from Ord. No. 06-04, § 1, adopted May 16, 2006; and Ord. No. 06-27, § 1, adopted Dec. 5, 2006.

Sec. 8-1-224. Reserved.

Editor's note(s)—Ord. No. 2009-23, § 1, adopted Sept. 1, 2009, deleted § 8-1-224, which pertained to activities and uses permitted in the Transition Area and derived from and Ord. No. 06-27, § 1, adopted Dec. 5, 2006.

PART C. DESIGNATED AREAS

Sec. 8-1-231. Designation for special use.

The town council may from time to time designate by resolution of the town council designated areas for any special use. Such designation may be established on either a temporary or a permanent basis by the council. No permanent designation may be made by the council of any section of beach for an activity which is prohibited by this chapter.

(Ord. No. 84-10, 5-21-84; Ord. No. 87-4, § 2, 4-7-87)

TITLE 8 - BEACHES, WATERWAYS, RECREATIONAL AREAS, AND ARTS
Chapter 1 - BEACHES
ARTICLE 2. - PROHIBITED AND REGULATED ACTIVITIES
PART D. RESERVED

PART D. RESERVED³

Sec. 8-1-241. Reserved.

Editor's note(s)—See editor's note attached to part D.

PART E. ENFORCEMENT

Sec. 8-1-251. Authority of law enforcement officers.

Those persons who shall be duly appointed deputies or constables, or who are law enforcement officers or code enforcement officers of the town, the county or the state, shall have the power and authority to enforce this chapter.

(Ord. No. 84-10, 5-21-84; Ord. No. 87-4, § 2, 4-7-87; Ord. No. 06-27, § 1, 12-5-06)

Sec. 8-1-252. Power to recall swimmers.

The aforementioned law enforcement officers or duly appointed representatives of the town shall have the power and authority to recall from the waters and the surf adjoining the waters, any person who, in their discretion, shall be in danger of drowning or becoming imperiled, or who may imperil the safety of others, or when the condition of the wind, water, weather or any hazard, including the physical or mental condition of the person in the waters, shall be such as to constitute a danger to the health, life or safety of that person, rescue personnel, or other persons within the waters.

(Ord. No. 84-10, 5-21-84; Ord. No. 87-4, § 2, 4-7-87; Ord. No. 06-27, § 1, 12-5-06)

Sec. 8-1-253. Fines and penalties.

Any person who violates the provisions of this article upon conviction shall be guilty of a misdemeanor and shall be subject to a fine or imprisonment, or both, as provided for in section 1-5-10 of this Code. Each day's continued violation or separate incident shall constitute a separate offense.

(Ord. No. 87-4, § 2, 4-7-87; Ord. No. 93-24, § 3, 9-20-93; Ord. No. 06-27, § 1, 12-5-06)

³Editor's note(s)—Ord. No. 2009-23, § 1, adopted Sept. 1, 2009, deleted part D, which pertained to Nonconforming Structures within the Critical Storm Protection and Dune Accretion Area and the Transition Area. Part D contained § 8-1-241, which pertained to nonconforming structures and derived from Ord. No. 06-04, § 1, adopted May 16, 2006; and Ord. No. 06-27, § 1, adopted Dec. 5, 2006.

ARTICLE 3. FRANCHISING⁴

Sec. 8-1-311. Franchise agreement.

No commercial activity of any kind which proposes to operate in whole or part within the beach area as defined in section 8-1-112(1) shall commence operation unless and until a franchise agreement has been executed and entered into by and between the applicant-franchisee and the town manager on behalf of the town.

(Ord. No. 85-2, § 2, 2-18-85)

Sec. 8-1-312. Form of franchise application and agreement; rules of operation.

- (a) An application and agreement for a beach franchise operation shall contain such information as may be required of the applicant-franchisee by the town council regarding the proposed establishment and conduct of the franchise operation.
- (b) Each franchise agreement, if and when executed and entered into by the appropriate parties, shall contain such provisions regarding the establishment and conduct of the franchise operation which reflect due concern for:
 - (1) The preservation and enhancement of the health, safety and general welfare of citizens enjoying the beach; and,
 - (2) The preservation and enhancement of the beach ecology.
- (c) The town manager may from time to time promulgate appropriate rules and regulations regarding franchise operations which shall be available to all applicant-franchisees upon request.

(Ord. No. 85-2, § 2, 2-18-85; Ord. No. 87-4, § 2, 4-7-87)

Sec. 8-1-313. Legal conformity.

In addition to conformity with any other applicable ordinance, statute, law, rule or regulation regarding the establishment and conduct of the franchise operation, each applicant-franchisee shall certify to the town manager with sufficient proof upon request that any other permit, license or permission required by law has been secured.

(Ord. No. 85-2, § 2, 2-18-85; Ord. No. 87-4, § 2, 4-7-87)

Sec. 8-1-314. Franchise fee.

The town manager shall administer a franchise fee schedule approved by the town council which is based upon calendar year gross receipts and other such factors as the town council may determine.

(Ord. No. 85-2, § 2, 2-18-85; Ord. No. 87-4, § 2, 4-7-87)

⁴Cross reference(s)—Business and professional licensing; franchising and regulation, Tit. 10; franchises granted, various, § 10-5-10 et seq.

Sec. 8-1-315. Franchise term, renewal and termination; appeals.

- (a) The term of any beach franchise agreement shall be determined by town council.
- (b) The violation of any provision of the franchise agreement by the franchisee and/or his agent or employee may result in termination of the agreement, after due notice and opportunity to remedy the violation, by the town manager.
- (c) Sixty (60) days prior to the expiration of the franchise agreement, the franchisee may apply for renewal of the franchise agreement to the town manager, who shall consider prior conduct and other such factors as he may deem relevant in consideration of the renewal application. The town manager shall notify each franchisee by certified mail at least thirty (30) days in advance of the date the franchise is due to expire as to whether or not the franchise will be renewed by the town.
- (d) Any appeal from a decision of the town manager to deny an initial franchise application, to terminate for cause a franchise agreement or to deny renewal of a franchise agreement shall be to the town council.

(Ord. No. 85-2, § 2, 2-18-85; Ord. No. 87-4, § 2, 4-7-87)

Sec. 8-1-316. Assignment and transfer.

A franchisee may assign or transfer his franchise to another person subject to a sixty-day notification to the town clerk and treasurer and upon approval of the town manager.

(Ord. No. 85-2, § 2, 2-18-85; Ord. No. 87-4, § 2, 4-7-87)

Sec. 8-1-317. Beach cleanliness.

Each franchisee shall be responsible for maintaining beach cleanliness in an area and according to such terms as may be further specified in the franchise agreement. Recurring legitimate complaints regarding beach cleanliness in a franchisee specified area may result in immediate suspension of the franchisee's agreement by the town manager.

(Ord. No. 85-2, § 2, 2-18-85; Ord. No. 87-4, § 2, 4-7-87)

ARTICLE 4. DUNE PROTECTION

Sec. 8-1-411. Permit required; damage prohibited.

No person shall alter, destroy or remove any portion of a sand dune, except by obtaining a valid permit for construction or development from all required governmental authorities, including the town.

(Ord. No. 84-10, 5-21-84; Ord. No. 87-4, § 2, 4-7-87)

Sec. 8-1-412. Tampering with beach protection equipment.

No person may destroy, damage, remove or otherwise alter any beach renourishment equipment or beach protection structure, except as may be granted by an appropriate development or building permit.

(Ord. No. 84-10, 5-21-84; Ord. No. 87-4, § 2, 4-7-87)

Sec. 8-1-413. Destruction of sea oats or other dune vegetation.

It shall be unlawful for any person to alter, remove or otherwise destroy sea oats or any other vegetative matter growing out of the sand dunes with the exception of permitted elevated dune walkovers or similar beach access for accessibility or pruning of dune vegetation when authorized by the town, in accordance with accepted International Society of Arboriculture practices, and land management ordinance (LMO) sections 16-6-104.B.2.viii and 16-6-103.F. The LMO official may allow removal of nonnative invasive vegetation in the dune systems, including but not limited to, Chinese tallow or beach vitex. In addition, the administrator may approve the removal of trees below six (6) inches in diameter, with the exception of live oaks, or grant a tree removal permit for trees of protected size if determined by the administrator it is needed to create a view corridor. All trees removed must be cut flush with existing grade and leave the root system intact.

(Ord. No. 84-10, 5-21-84; Ord. No. 87-4, § 2, 4-7-87; Ord. No. 2010-11, § 1, 6-1-10; Ord. No. 2015-14, § 1(Exh. 1), 6-16-15)

ARTICLE 5. ABANDONED MOTOR VEHICLES, BOATS AND/OR OTHER PROPERTY⁵

Sec. 8-1-511. Abandoned vehicles, boats and/or other property.

It shall be unlawful for any person to abandon any motor vehicle, boat and/or other property on the beach. Such property will be considered abandoned (and subject to section 8-1-512) if the property has remained in the same place for an excess of sixty (60) days. Any boat on the beach that is in a state of disrepair, damaged, or un-seaworthy as determined by the town manager or designee may be removed at any time. Upon determination that the property is abandoned or in a state of disrepair, damaged, or un-seaworthy as determined by the town manager or designee, a violation notice will be placed on the property and the owner, if determinable, will be sent a written notice by certified mail allowing thirty (30) days to remove such property, after which time the town may remove the property to a designated impoundment yard at the expense of the owner, if determinable, or dispose of the property by an alternative means at the discretion of the town manager or his designated agent.

(Ord. No. 87-4, § 2, 4-7-87; Ord. No. 05-11, § 1, 5-3-05; Ord. No. 05-33, § 1, 12-20-05)

Sec. 8-1-512. Removal and disposition of abandoned property.

- (a) Any abandoned motor vehicle, boat and/or other property may be removed to a storage area approved by the town manager for safekeeping by or under the direction of an enforcement officer of the town.
- (b) The owner of any removed property, before obtaining possession thereof, shall pay to the agent of the town all costs incurred for storage for such property and all reasonable costs incidental to the removal, storage and locating of the owner. If not reclaimed, the property may be sold thirty (30) days after removal, provided that preceding such public or private sale a public notice has been given. Upon approval by the town manager, the motor vehicle, boat and/or other property will be sold to the highest bidder. Property with an appraised value of less than one thousand dollars (\$1,000.00) may be disposed of by any alternative means at the discretion of the town manager or his designated agent.
- (c) The town manager may promulgate regulations governing the alternative means of disposal of abandoned property of a value less than one thousand dollars (\$1,000.00) as by destruction, donation to an appropriate organization, or any other appropriate method designated by regulation, provided that no employee of the

⁵Cross reference(s)—Junked or abandoned vehicles generally, § 12-1-411 et seq.

disposing agency shall be entitled to purchase or receive any such abandoned property unless purchased at public auction.

- (d) The proceeds of any sale shall be forwarded to the town to pay for the costs of removal and storage, taxes and liens in that order. After the ownership at the time of the removal is established satisfactorily to the town, the owner shall be paid the remaining proceeds after payment of the foregoing costs and liens.
- (e) If the owner of the property cannot be identified or located after a reasonable effort by the town, any remaining proceeds after costs, taxes and liens are paid will go to the town.

(Ord. No. 87-4, § 2, 4-7-87; Ord. No. 88-30, § 8, 12-19-88; Ord. No. 05-33, § 2, 12-20-05)

ARTICLE 6. BOATS ON THE BEACH

Sec. 8-1-611. Permit requirement.

The owner of any boat, as defined in section 8-1-112(2), which remains overnight on the beach, as defined in section 8-1-112(1), shall obtain either a seasonal or annual beach boat permit. A seasonal beach boat permit shall be valid for six (6) months. The annual beach boat permit shall be valid for a period of one (1) year and shall require a boat to pass an inspection deeming it seaworthy by the town's designee prior to being issued. A seasonal beach boat permit shall not require an inspection prior to being issued. An annual beach boat permit and a seasonal beach boat permit may be obtained from the town business license clerk or other designee. No beach boat permit shall be required for any such boat removed daily from the beach prior to 8:00 p.m., but the provisions of section 8-1-615 shall apply.

(Ord. No. 87-13, § 1, 7-6-87; Ord. No. 05-33, § 3, 12-20-05)

Sec. 8-1-613. Application and fee.

- (a) A beach boat permit application shall include the following information: owner(s) name, local and, if applicable, out-of-town address(es) and phone number(s), an emergency contact phone number, the boat type, serial number, boat insurance information, and storage location of the boat in winter and summer months.
- (b) An annual or seasonal fee as determined by the Town Manager shall be paid at the time such application for a beach boat permit is submitted. The Town Manager shall set the annual and seasonal fees for the year prior to December 1st of the previous year.
- (c) The permit issued shall be in the form of a numbered sticker which shall be affixed to the permitted boat at a clearly visible location on the hull. Lost or stolen stickers shall be replaced upon reapplication without charge. Such permit shall be valid during the calendar year it is issued and will expire annually on December 31st.
- (d) A copy of all town beach regulations and other pertinent information shall be provided to all permittees at the time of permit issuance.

(Ord. No. 87-13, § 1, 7-6-87; Ord. No. 05-33, § 4, 12-20-05)

Sec. 8-1-615. Dune protection and other regulations.

- (a) Any boat which is placed or located at any time atop the primary dunes, meaning those sand dunes which constitute the front row of dunes adjacent to the Atlantic Ocean or other coastal waters, may be subject to immediate impoundment at the direction of a designated town enforcement officer.

TITLE 8 - BEACHES, WATERWAYS, RECREATIONAL AREAS, AND ARTS
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- (b) The bringing onto or removal from the beach of any boat which results in damage to primary or secondary dunes, or damage to sea oats or other dune vegetation, is prohibited.
 - (c) Boats left on the beach overnight shall have halyards and other possible noise-making parts secured tightly.
- (Ord. No. 87-13, § 1, 7-6-87)

Chapter 5 SEA TURTLE PROTECTION

Sec. 8-5-111. Definitions.

In this chapter, the following terms when capitalized shall have the meanings set forth in this section:

Ambient light means artificial light that is visible from the beach emanating from light fixtures with a shield that are visible from the beach and from unshielded light fixtures and sources that are not visible from the beach.

Artificial light means the light originating from any human-made device or human activity.

Beach means that area of unconsolidated material that extends landward from the mean low water line to the place where there is a marked change in material or physiographic form, or to the line of permanent vegetation (usually the effective limit of storm waves).

Downward directed means positioning of any light fixture so that the light from it is directed perpendicular to the ground.

Existing development means any construction authorized by building permit for which application was made on or before April 30, 2021, and any other related installation on the lot or parcel on which the structure is built.

Floodlight means any reflector-type exterior light fixture that is attached directly to a building or pole and that does not have a shield.

Light fixture means any housing for any artificial light source.

Low profile luminaire means any light fixture set on a base which raises the bulb or other source of the light no higher than forty-eight (48) inches off the ground, and designed in such a way that light is downward directed from a light source that has a shield.

New development means any construction authorized by building permit for which application was made on or after May 1, 2021, and any other related installation on the lot or parcel on which the structure is built.

Opaque means any thing or material that blocks the passage of light through it.

Sea turtle nesting season means the period from May 1 through October 31 of each year.

Security light means an exterior light fixture that illuminates a portion of a structure or property that is intended to deter or detect intrusions or other criminal activity and for the safety of property owners and guests.

Shield means an opaque material covering the bulb, lamp, glowing lens, reflector or reflective surface of a light fixture so that the bulb, lamp, glowing lens, reflector or reflective surface is not visible except when viewed from directly underneath the shield. For interior light fixtures, lampshades that cover the bulb, lamp, glowing lens, reflector or reflective surface of the lamp, whether or not made of opaque material, qualify under this subsection as a shield.

Solar screen means a type of screen intended to reduce the amount of artificial light passing through a glass window or door. A solar screen must have a manufacturer verified inside-to-outside light transmittance value of 0.45 (45%) or less.

Tinted or filmed glass means glass that has been treated to reduce light transmittance. Tinted or filmed glass must have a manufacturer verified inside-to-outside light transmittance value of 0.45 (45%) or less. Filmed glass cannot have an exterior visible light reflectance of more than fifty percent (50%).

Transmittance value means a measurement of the percentage of visible light that leaves the interior of a structure through glass windows or doors. This measurement is related to the absorbance of the applied material, rated by the manufacturer.

Visible from the beach means capable of being observed by or within the line of sight of a pedestrian walking or standing on the beach.

(Ord. No. 90-13, § 1, 5-7-90; Ord. No. 2021-09, § 1, 2, 3-16-21)

Sec. 8-5-112. Purpose.

The purpose of this chapter is to protect threatened and endangered sea turtles known to nest on the Beaches of Hilton Head Island, including Loggerhead, Leatherback and Kemp's Ridley sea turtles, by limiting artificial light that is visible from the beach. Artificial light is documented to cause misorientation and disorientation of nesting females and sea turtle hatchlings, which is documented to lead to injury and death of adult sea turtles and hatchlings.

(Ord. No. 90-13, § 1, 5-7-90; Ord. No. 2021-09, § 3, 3-16-21)

Sec. 8-5-113. Standards for new development.

It is the intent of the Town of Hilton Head Island to reduce the number of nesting adult females and sea turtle hatchlings misoriented and disoriented by artificial light that is visible from the Beaches of Hilton Head Island. To meet this intent, all new development shall comply with the standards below. Exterior light fixtures, windows, and glass doors that are visible from the beach, or that would be visible from the beach if they were not obscured from view of the beach by vegetation when they are installed, shall meet the standards below. Ambient light is permitted.

- (1) Exterior light fixtures that are visible from the beach shall be downward directed, and shall also have a shield.
- (2) Floodlights that are visible from the beach serving as temporary security lighting at construction sites shall not be mounted more than fifteen (15) feet above the ground. Such light fixtures shall be activated by a motion detector or shall use bulbs that produce long wavelength light (560 nanometers or greater), which is amber, orange, or red light. The light from any such floodlight shall not spread beyond the boundary of the property being developed.
- (3) Permanent security lighting visible from the beach shall be permitted throughout the night as long as low profile luminaires are used.
- (4) Light fixtures illuminating areas of dune walkovers shall be turned off between 10:00 p.m. and 6:00 a.m. during sea turtle nesting season. Light fixtures illuminating areas of dune walkovers that produce long wavelength light (560 nanometers (NM) or greater), which is amber, orange, or red light, are exempt from this requirement.
- (5) Windows and glass doors that are visible from the beach shall have tinted or filmed glass, or shall be installed with an interior or exterior solar screen. If a solar screen is used, the solar screen must completely cover the glass between 10:00 p.m. and 6:00 a.m. during sea turtle nesting season.

(Ord. No. 90-13, § 1, 5-7-90; Ord. No. 2021-09, §§ 4, 5, 3-16-21)

Editor's note(s)—Ord. No. 2021-09, §§ 4, 5, adopted March 16, 2021, changed the title of § 8-5-113 from "New development" to read as set out herein.

Sec. 8-5-114. Exemptions.

The provisions of Section 8-5-113 shall not apply to any structure for which a building permit has been issued or applied for by the Town of Hilton Head Island prior to April 30, 2021.

(Ord. No. 90-13, § 1, 5-7-90; Ord. No. 2021-09, §§ 6, 7, 3-16-21)

Editor's note(s)—Ord. No. 2021-09, §§ 6, 7, adopted March 16, 2021, changed the title of § 8-5-114 from "Exemptions for new development" to read as set out herein.

Sec. 8-5-115. Standards for existing development.

It is the intent of the Town of Hilton Head Island to reduce the number of nesting adult females and sea turtle hatchlings misoriented and disoriented by artificial light that is visible from the Beaches of Hilton Head Island. To meet this intent, all existing development shall comply with the standards below. Ambient light is permitted.

- (1) All exterior light fixtures visible from the beach shall be downward directed and have a shield on or after May 1, 2021 or they shall be turned off between 10:00 p.m. and 6:00 a.m. during sea turtle nesting season.
- (2) On or after May 1, 2021, floodlights visible from the beach serving as temporary security lighting at construction sites shall not be mounted more than fifteen (15) feet above the ground. Such floodlights shall be activated by a motion detector or shall use bulbs that produce long wavelength light (560 nanometers (NM) or greater), which is amber, orange, or red light. The light shall not spread beyond the boundary of the property being developed.
- (3) On or after May 1, 2021, permanent security lighting visible from the beach shall be permitted throughout the night as long as low profile luminaires are used or any such permanent security lighting shall be turned off between 10:00 p.m. and 6:00 a.m. during sea turtle nesting season.
- (4) On or after May 1, 2021, light fixtures illuminating areas of dune walkovers on the beach shall be turned off between 10:00 p.m. and 6:00 a.m. during sea turtle nesting season. Light fixtures that are downward directed, have a shield, and use bulbs that produce long wavelength light (560 nanometers (NM) or greater), which is amber, orange or red light, are exempt from this requirement.
- (5) On or after May 1, 2021, one (1) or more of the following options shall be used so that interior artificial light is less visible from the beach between 10:00 p.m. and 6:00 a.m. during sea turtle nesting season. Ambient light is permitted.
 - a. Use opaque material (curtains, blinds, drapes, etc.) or solar screens to cover windows and glass doors that are visible from the beach between 10:00 pm. and 6:00 a.m. during sea turtle nesting season.
 - b. Apply film with a manufacturer verified inside-to-outside light transmittance value of 0.45 (45%) or less to windows and glass doors that are visible from the beach. Any film used shall not have an exterior visible light reflectance of more than fifty percent (50%).
 - c. Use shields on light fixtures that are visible from the beach.
 - d. Use long wavelength (560 nanometers (NM) or greater) lightbulbs in light fixtures that are visible from the beach.
 - e. Turn off interior lights that are visible from the beach between 10:00 p.m. and 6:00 a.m. during sea turtle nesting season.
- (6) On or after May 1, 2021, new windows and glass doors installed in existing development that are visible from the beach shall be of tinted or filmed glass, or shall be installed with an interior or exterior solar screen. Existing development shall be exempt from the requirement of this Section 8-5-115(6) if the total

area of all new windows and glass doors to be installed constitutes less than half of the total area of windows and glass doors on the structure that are visible from the beach.

(Ord. No. 90-13, § 1, 5-7-90; Ord. No. 2021-09, §§ 8, 9, 3-16-21)

Editor's note(s)—Ord. No. 2021-09, §§ 8, 9, adopted March 16, 2021, changed the title of § 8-5-115 from "Existing development" to read as set out herein.

Sec. 8-5-116. Enforcement and penalty.

This Chapter shall be enforced in accordance with the provisions of this Chapter, with penalties set forth in Section 1-5-10 of this Code.

(Ord. No. 90-13, § 1, 5-7-90; Ord. No. 2021-09, §§ 10, 11, 3-16-21)

Editor's note(s)—Section 8-5-117 has been renumbered as § 8-5-116 in order to facilitate the exclusion of a reserved section. The previous § 8-5-116 pertained to publicly owned lighting and derived from Ord. No. 90-13, § 1, adopted May 7, 1990. Sec. 8-1-617. Enforcement.

- (a) As of the effective date of this article, the owner of any boat found atop a primary dune in violation of section 8-1-615(a) shall, in addition to the penalties provided for in section 1-5-10 of this Code, pay all costs incurred by the town or its designee in the impoundment and storage of such boat.
- (b) As of the effective date of this article, the boat owner or other person(s) responsible for a violation of section 8-1-615(b) or (c) shall be subject to the penalties provided for in section 1-5-10 of this Code.
- (c) After a 60-day grace period commencing on the effective date of this article, during which period the town shall make a reasonable effort to make boat owners aware of these requirements, boats not displaying a permit sticker may be removed from the beach and disposed of as if abandoned consistent with the provisions of section 8-1-512.

(Ord. No. 87-13, § 1, 7-6-87; Ord. No. 93-24, § 4, 9-20-93)

Appendix 7.6

Beach Management Agencies and Jurisdictions

Numerous agencies have responsibility or authority influencing beach management on Hilton Head Island. This section provides a summary and description of the agencies with regulatory or management authority relevant to beach management in the Town of Hilton Head Island.

Federal

The US Army Corps of Engineers (USACE)

The US Army Corps of Engineers (USACE) is responsible for providing engineering services to the United States, including a major role in civil works projects in which there is a federal interest. The regulatory mission of the USACE is to protect federal trust resources in their authority. USACE also plays a major regulatory function through section 404 of the Federal Water Pollution Control Act of 1972 (better known as the Clean Water Act), which authorizes the Secretary of the Army to issue permits for the discharge of dredged and fill material in and around wetlands.

USACE has three main permitting mechanisms; the general permit (GP), individual permit, and Nationwide permit. The Army Corps is responsible for reviewing applications and regulating beach nourishment activities under Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act. The decision to issue a permit is based on evaluation of the probable impacts of the project including cumulative impacts of the activity on the public interest.

USACE also maintains an emergency management responsibility through its Emergency Management Division located in Charleston. During emergencies, USACE is authorized to provide engineering and public works assistance to State government agencies.

The National Oceanic and Atmospheric Administration (NOAA)

The National Oceanic and Atmospheric Administration (NOAA) is a federal agency housed within the Department of Commerce. The mission of NOAA is to protect federal trust resources, provide mapping of navigation channels, monitor and forecast weather, monitor coastal dynamics and conditions, and manage the nation's coasts. Within NOAA are the National Ocean Service and the National Marine Fisheries Service.

The National Marine Fisheries Service (NMFS) implements the Magnuson-Stevens Fishery Management Act policies, monitors and establishes federal catch limits, restores coastal wetlands and shellfish habitat, and assesses natural resource damages to federal trust species. NMFS has coordination authority over federal activities and permits that may adversely affect Essential Fish Habitat (EFH), and requires notification and consultation prior to federal permitting of certain activities, including beach nourishment. NMFS administers the requirements of the Marine

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Mammal Protection Act, and has joint responsibility with the US Fish and Wildlife Service for the protection and recovery of sea turtles.

The National Ocean Service monitors coastal processes and conditions and administers the federal Coastal Zone Management program. Section 307 of the Coastal Zone Management Act requires that an applicant for a federal permit, grant, license, or approval must certify that the proposed action is consistent to the maximum extent practicable with the policies and purposes of a federally approved State coastal management program. The state must concur with this certification prior to a federal agency undertaking the approval, authorization, licensing or funding of the proposed project.

The US Fish and Wildlife Service (USFWS)

The US Fish and Wildlife Service (USFWS) is the federal agency responsible for the protection of federal fish and wildlife habitats and species, specifically those that are imperiled, threatened, or endangered. Much like NOAA, USFWS does not directly permit or authorize activities but is typically part of a consultation team and can elevate issues that are deemed important. USFWS is responsible for administering the federal Endangered Species Act (ESA), which protects threatened and endangered species and habitats primarily on land and on the beaches in coastal areas. The USFWS has direct responsibility for protecting endangered insects, plants, and shorebirds, and shares joint responsibility with NMFS for the protection and recovery of sea turtles.

The Federal Emergency Management Agency (FEMA)

The Federal Emergency Management Agency (FEMA) is part of the Department of Homeland Security and is responsible for reducing the loss of life and property and protecting the Nation from hazards, including natural disasters. FEMA supports a risk-based program for a comprehensive emergency management system of preparedness, protection, response, recovery, and mitigation. The Agency provides coordination, resources, and communication to state agencies during federal emergencies and is involved in promoting community resiliency and post-disaster relief. FEMA also administers the National Flood Insurance Program, a federal program enabling property owners in participating communities to purchase insurance as protection against flood losses in exchange for State and community floodplain management.

The United States Coast Guard (USCG)

The United States Coast Guard (USCG) is the federal agency responsible for protecting the nation's waterways and coastline as part of the Department of Homeland Security. The Guards' missions include promoting maritime safety, security and mobility, providing for national defense, and protecting natural resources. USCG performs search and rescue operations in coastal areas

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Beach Management Agencies and Jurisdictions

for missing boaters, lost swimmers, and sinking vessels. Coast Guard is also involved in law enforcement on the water, particularly reckless boating, boating while intoxicated and drug interdiction. In addition, the Coast Guard has authority over the permitting of bridges. A major responsibility of the Guard is to respond to, investigate, and address oil spills in a waterbody. USCG has developed an Area Contingency Plan for each section of the State for spills and response. USCG serves as the Federal On Scene Coordinator for spills.

State

State General Assembly

The South Carolina General Assembly is the legal legislative body in the State and as such holds significant authority over decisions of the State. The General Assembly has the authority to control public lands, including bottomland and beaches below the mean high water mark, manage public trust resources, such as finfish and shellfish, and regulate the use of waterbodies for various purposes including navigation. The Assembly has delegated responsibility for the management of many Public Trust resources to State agencies. All authority and jurisdiction assumed or acted upon by any State agency is through direct delegation of such authority from the South Carolina General Assembly.

Department of Health and Environmental Control (DHEC)

DHEC is the state's health and environmental management agency comprised of five deputy bureaus including Administration, Health Regulation, Health Services, EQC, and OCRM. The mission of DHEC is to promote and protect the health of the public in South Carolina. As the state's health agency, a considerable amount of resources are directed to the protection of human health. The DHEC Commissioner and a Board of Health and Environmental Control comprised of seven appointed members are appointed by the General Assembly.

DHEC Office of Environmental Quality and Control (EQC)

DHEC-EQC is the state's environmental management and regulatory agency and operates eight regional offices in the state. EQC manages water and community wastewater permitting, stormwater permitting, septic system, public and private wells and other inspections, manages air emissions, brownfields, solid waste and hazardous waste, mining, beach monitoring, public swimming pools, and permitting activity for numerous environmental program areas.

DHEC Office of Ocean and Coastal Resource Management (OCRM)

DHEC OCRM is the State's coastal management agency and administers the federal coastal program, as amended and refined by the state, and protects and manages coastal public trust

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Beach Management Agencies and Jurisdictions

resources. Formerly known as the South Carolina Coastal Council, DHEC OCRM consists of a regulatory division, a coastal planning division, a science and policy division, communications and technical resources division, and an administrative division. The regulatory program reviews and permits dock activities beach and dune permits, beach renourishment, wetland impacts, marina applications, and coastal stormwater permitting within the eight coastal counties. The Planning Division provides assistance to local communities in identifying and addressing coastal change, prepares guidance and policy documents to assist government agencies in understanding coastal issues, and manages the preparation of local comprehensive beach management plans.

Department of Natural Resources (DNR)

The South Carolina Department of Natural Resources (DNR) is the principal advocate for and steward of the State's natural resources. This is accomplished through regulating hunting, fishing and boating activities and through conservation and land and water management programs. DNR administers the State's threatened and endangered species programs, including protection of shorebirds, sea turtles and marine mammals. DNR also administers most of the State's authority for the management of surface vessels and enforcing boating regulations through the DNR Law Enforcement Division.

Department of Transportation (DOT)

The South Carolina Department of Transportation (DOT) is responsible for planning, constructing, and maintaining state roads and bridges, and providing mass transit services in the State. DOT is an Executive branch agency that is overseen by a seven-member commission. The Governor appoints the Commission chairperson and the six commission members represent the congressional districts of the State. The Commission is responsible for hiring the Executive Director who then is responsible for hiring division directors. The Department helps plan for hurricane evacuation routes and maintains and publishes the current evacuation routes. DOT also provides emergency response during hurricanes to facilitate evacuation.

Emergency Management Division

The South Carolina Emergency Management Division (EMD) is responsible for preparing for, responding to, and assisting in recovery after major disasters, storms, and other emergencies. EMD is comprised of six divisions under the supervision of a Division Director. The divisions include the division director's office, public information, preparedness and recovery, response and operations, critical incident management group (CIMG) and administrative services. EMD provides planning assistance for communities prone to emergencies such as storms or hazards, and also provides training to responders. A Regional Emergency Management Program is housed in

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Beach Management Agencies and Jurisdictions

EMD that provides on-the-ground assistance to communities in the six EMD districts. EMD also works directly with county and local governments following storms to help facilitate rebuilding.

Town

The enforceable jurisdictional boundaries of the Town generally include all of Hilton Head Island including an area extending one mile offshore as per Section 5-7-1450 of State Statutes. The Town also includes a large area of Town owned property on Jenkins Island. The jurisdictional area of the Town is defined by Section 2-1-20 of the Municipal Code. The jurisdictional area of the Town's beaches are defined by Section 8-1-112 of the Municipal Code.



TOWN OF HILTON HEAD ISLAND

Staff Report Memo

TO: Planning Commission
FROM: Anne Cyran, AICP, *Principal Planner*
VIA: Shawn Colin, AICP, *Assistant Town Manager – Community Development*
DATE: August 8, 2022
SUBJECT: Proposed Amendments to the Planning Commission Rules of Procedure

Recommendation:

That the Planning Commission approve the two proposed amendments to the Rules of Procedure to revise the regular meeting schedule and to allow publication of the revised schedule.

On July 12, 2022, the Rules of Procedure Committee voted to forward the proposed amendments to the Planning Commission with a recommendation of approval.

Summary:

Staff proposes two amendments to the Planning Commission Rules of Procedure, which are shown in Attachment A, Proposed Amendments to the Rules of Procedure. If the Planning Commission approves these amendments, the Commission may revise and republish the 2022 meeting schedule with one regular meeting each month, held on the third Wednesday of the month.

The first amendment will state the Commission may revise and republish the annual meeting schedule. The amendment would add the following sentence to Article V, Section 1.A, Meeting Schedule: “The Commission may revise and republish the schedule of regular meetings by majority vote.”

The second amendment is to state the Commission will hold one regular meeting each month instead of two regular meetings. The amendment would remove words “first and” from Article V, Section 1.B, Regular Meetings: “On the ~~first and~~ third Wednesday of each month, the Commission may hold a regular meeting to take action on such items as applications, ordinance amendments, map amendments or projects set forth in Appendix A-2 of the LMO.

The Chairperson may schedule special meetings if additional meetings are needed, as outlined in Article V, Section 1.C, Special Meetings.

Background:

Since several Commission meetings are cancelled each year due to a lack of agenda items, staff proposes the Commission amend the Rules of Procedure to reduce the number of regular meetings from two each month to one each month. Staff also proposes amending the Rules of Procedure to specify the Commission may revise and republish the annual schedule of regular meetings. If the Planning Commission approves these amendments, the Commission may revise and republish the 2022 meeting schedule with one regular meeting each month, held on the third Wednesday of the month.

Though the starting time of the regular meetings are not specified in the Rules of Procedure, staff proposes the regular meetings start at 9:00 AM instead of 3:00 PM to allow the Commission additional time to review applications and other items on the agenda.

Attachment:

- A. Proposed Amendments to the Rules of Procedure

Planning Commission Rules of Procedure
Town of Hilton Head Island

Article I

Purpose and Function

The Planning Commission exists to provide an ongoing and futuristic look at a continuing planning program that allows for the physical, societal and economic growth, as well as direction for the development and redevelopment of the Town of Hilton Head Island. Its main responsibilities include: the required and timely review of the Comprehensive Plan; to provide for the implementation of the Land Management Ordinance to ensure and promote the public health, safety, and community values; and to promote the general welfare of the Island community while providing economic opportunities for all Islanders. The Commission deliberates with public input, and serves as a recommending body to Town Council and not as a final decision-making entity except as provided by law. During public forums it may also act as an arbiter among staff, the public, applicants, and special interest groups. In carrying out its duties, the Planning Commission must work within the framework and requirements of the governing law while exercising elemental fairness and open mindedness.

Article II

Authority

Section 1. Authority.

The Town of Hilton Head Island Planning Commission is established by Sec. 16-2-201 of the Land Management Ordinance (LMO) of the Town of Hilton Head Island pursuant to the authority of Section 6-29-310, *et seq.*, of the Code of Laws of South Carolina, and hereinafter shall be referred to as the "Commission."

Section 2. Territorial Jurisdiction.

Pursuant to Appendix A.2.E of the LMO, the Commission shall have jurisdiction over all the lands within the Town. This jurisdiction may be expanded by the Town Council by ordinance and/or by intergovernmental agreement, in accordance with Section 6-29-330 of the Code of Laws of South Carolina.

Article III
Rules of Procedure

Section 1. Rules of Procedure.

These *Rules of Procedure* are adopted by the Commission pursuant to SC Code 6-29-360 and Appendix A.2 of the LMO. Any Committee of the Commission so appointed by the Chairperson shall follow these *Rules of Procedure* to the extent applicable to the conduct of its proceedings. These *Rules of Procedure* can be suspended by majority vote of the Commission or Committee members to meet circumstances that may arise in the course of the deliberations. If a situation arises in which these *Rules of Procedure* are not specific concerning an issue, then the most recent edition of *Robert's Rules of Order* shall govern the conduct of meetings of the Commission or Committee on the issue not covered.

Section 2. Amendment.

These *Rules of Procedure* may be amended at any regular meeting of the Planning Commission after review and recommendation by its Rules and Procedures Committee. Any amendment must be by a majority vote of the Commission members held at a meeting of the Commission at least seven (7) calendar days after a written draft of the amendment is delivered to all of its members.

Article IV
Commission Organization and Duties

Section 1. Membership.

A. Number and Qualifications. The Commission shall consist of nine members appointed as Commissioners by the Town Council. To the extent practicable, the appointed members shall include at least one attorney and one design professional (either a registered architect or a registered landscape architect). None of the members shall hold an elected public office or position with the Town of Hilton Head Island or Beaufort County, South Carolina.

B. Length of Terms. One third of the members of the Commission shall be appointed annually for three-year terms effective each July 1, with all such terms ending on June 30 of the applicable year, unless a member is appointed to fill a vacancy. Vacancies shall be filled by the Town Council by appointments for the balance of any unexpired terms.

C. Term Limits. No member may serve more than two successive terms, except at the pleasure of the Town Council for extraordinary circumstances where Council believes it is in the best interest of the community to have a continuation for a specified period of a particular member of the Commission. This limitation shall not prevent any person from being appointed to the Commission after an absence of one year. Service to fill an

Attachment A: Proposed Amendments to the Rules of Procedure

unexpired term of less than one and one-half years shall not constitute a term of service for the purpose of these term limits.

D. Attendance/Absences. Commissioners are expected to attend all Commission meetings and all Committee meetings to which they are appointed. If a Commissioner is unable to attend a meeting, the Chairperson or Secretary of the Commission shall be notified in advance of the scheduled meeting. The Chairperson will determine if the absence is excused or unexcused. The Secretary shall keep records on an annual basis of the number of unexcused absences of members.

E. Removal. If a Commissioner has a total of three unexcused absences from the annually scheduled regular meetings, the Commission shall consider and may recommend to the Town Council that the Commissioner's appointment be revoked. The Town Council may remove a Commissioner for cause, according to Section 2-13-70(b) of the Code of the Town of Hilton Head Island. Cause may include, but shall not be limited to, nonattendance at the Commission's meetings.

Section 2. Officers.

The officers of the Commission shall be a Chairperson and a Vice-Chairperson, elected annually by the Commissioners at the last meeting in the month of June for one-year terms beginning on the first meeting in July. Neither of these two positions shall be filled by a Commissioner beginning his or her first year of service as a Commissioner.

A. Chairperson. The Chairperson shall be a voting member of the Commission and shall:

1. In consultation with the Staff Coordinator, create agendas for all meetings;
2. Preside at all meetings and hearings of the Commission;
3. Act as spokesperson for the Commission;
4. Sign documents for the Commission;
5. Designate a Commissioner or personally act as liaison with other governmental agencies and Town Commissions;
6. Assign or delegate tasks to other Commissioners as may be necessary to perform the Commission's functions;
7. Make appointments to Committees of the Commission and be an ex-officio member of all Committees with a voice in discussions, but with no authority to vote on questions before Committees of the Commission unless otherwise specified herein;
8. Prepare a semi-annual report of Planning Commission's activities;
9. Transmit reports and recommendations to Town Council;
10. Work with the Staff Coordinator to ensure all business is conducted in accordance with these Rules of Procedure;
11. Cancel a scheduled Commission meeting if there are no agenda items; and
12. Perform such other duties as approved by the Commission.

Attachment A: Proposed Amendments to the Rules of Procedure

B. Vice-Chairperson. The Vice-Chairperson shall exercise the duties of the Chairperson in the absence, disability, or disqualification of the Chairperson, or if the Chairperson is the proponent of a motion as provided in these Rules of Procedure. In the absence of both the Chairperson and Vice-Chairperson, an acting Chairperson shall be elected by the members present at a meeting of the Commission.

C. Secretary. With the advice and consent of the Town's Community Development Director, the Chairperson annually shall appoint or reappoint a member of the Town's Community Development Department staff as Secretary of the Commission. The Secretary will not be eligible to vote or to otherwise deliberate in the proceedings of the Commission. The Secretary shall:

1. Publish and post notices of all meetings of the Commission;
2. Assist the Commission's Staff Coordinator in preparation of meeting agendas;
3. Distribute the agenda, prior minutes and other relevant materials to each Commissioner in advance of each meeting;
4. Record the proceedings of Commission's meetings on audio tape and prepare written minutes of meetings for approval by the Commission at its next regular meeting, as well as recording in the written minutes the attendance of Commissioners at each meeting;
5. Maintain the Commission's notices, correspondence, reports and forms as public records for a period of time consistent with the records retention schedule of the Town of Hilton Head Island; and,
6. Assist in the preparation and forwarding of all reports and recommendations of the Commission.

Section 3. Staff Coordinator.

The Town's Community Development Director shall appoint a member of Staff to assist the Chairperson and the Secretary in Commission coordination, including discussing agenda items and any other item that needs attention for the efficient running of the Commission's meetings.

Section 4. Duties of the Commission.

The LMO and the Code of South Carolina set forth the duties of the Commission and those mandated items that fall under the Commission's purview, including the review process. These duties include, among others:

1. preparing and periodically revising plans and programs for the development and redevelopment of areas in the Town;
2. preparing and recommending for adoption to the Town Council as a means for implementing the plans and programs:
 - a. zoning ordinances to include zoning district maps and appropriate revisions thereof;
 - b. regulations for subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted;
 - c. an official map and appropriate revisions on it showing the exact location of

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- existing or proposed public street, highway and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces within its jurisdiction, or a specified portion of it;
- d. a landscaping ordinance setting forth required planting, tree preservation and other aesthetic considerations for land and structures;
 - e. a capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budgets; and
 - f. policies or procedures to facilitate implementation of planning elements ;
3. reviewing and making decisions on applications for street/vehicular access easement name reviews;
 4. reviewing and making decisions on applications for public project reviews for compatibility with the Comprehensive Plan for location, character, and extent of the project;
 5. reviewing and taking action on traffic impact analysis plans;
 6. reviewing and approving all subdivisions. The Commission has currently delegated review and approval authority for subdivision plats to the LMO Official. Staff shall submit a quarterly report to the Commission summarizing all subdivision plats approved for the past year; and
 7. reviewing and deciding appeals on subdivision reviews (minor and major), development plan reviews (minor and major), development project name reviews, and small residential development reviews.

Pursuant to the Code of South Carolina, all new members of the Commission shall attend a 6 hour Orientation Program and all members shall attend a 3 hour/year Continuing Education Program.

Section 5. Committees.

With permission of Town Council, the Commission, in the performance of its duties, has formed Committees consisting of members of the Commission. These Committees assist staff in refining plans and issues before them, and report their findings to the Commission for action.

A. Standing Committees.

1. *Comprehensive Plan Committee.* This Committee reviews all elements and appendices of the Town of Hilton Head Island Comprehensive Plan, and other special studies or plans as directed by the Commission. This Committee will review the staff prepared periodic updates on implementation of the Comprehensive Plan and make timely recommendations to the Planning Commission.
2. *LMO Committee.* This Committee reviews all proposed amendments to the Land Management Ordinance.
3. *CIP Committee.* This Committee reviews the Capital Improvements Program in light of the implementation of the Comprehensive Plan.
4. *Rules of Procedure Committee.* This Committee reviews and recommends revisions

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to these Rules of Procedure as may be needed.

5. *Nominating Committee.* This Committee is formed by appointment by the Chairperson with confirmation of the Committee members by the Commission, no later than the first meeting in the month of June of each year. This Committee shall recommend a slate of officers for the coming year, and shall report their recommendation to the Commission at the election. In the event the Committee fails to recommend the appointees, the slate of officers shall be elected by the members of the Commission. The Commission may decide to not elect a nominating Committee, instead holding the election of officers by accepting all nominations from the floor during the election.

A majority vote is normally required to be elected to office. If no one in an election receives a majority vote, the vote must be repeated until one of the candidates does get a majority. Votes can be taken by secret ballot or show of hands if there is more than one candidate.

B. Membership of Committees.

1. No Committee shall have more than four regular members.
2. The Chairperson of the Commission shall sit as an Ex-officio member on all Committees except the Nominating Committee. The Chairperson may be a member of the Nominating Committee with voting privileges.
3. Committee members are responsible for attending Committee meetings in accordance with these Rules of Procedure.

C. Referral Back to Committee.

The Planning Commission may refer an agenda item back to a Committee for further review no more than two times after it has been sent to the full Commission for action.

D. Ad Hoc Committee.

From time to time Town Council may establish an *ad hoc* committee with its membership and charge determined by Town Council and such committee may be designated a committee of the Planning Commission with duty to report regularly to the Planning Commission and periodically to Town Council.

Article V **Meetings and Quorum**

Section 1. Regular and Special Meetings.

A. Meeting Schedule. An annual schedule of regular meetings of the Commission shall be adopted, published and posted at the Town Government Center in December of each year. The Commission may revise and republish the schedule of regular meetings by majority vote.

B. Regular Meetings. On the ~~first~~ and third Wednesday of each month, the Commission

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may hold a regular meeting to take action on such items as applications, ordinance amendments, map amendments or projects as set forth in Appendix A.2 of the LMO. A Public Hearing may be required as part of these meetings as provided in Chapter 2 of the LMO. The Commission may also conduct a regular meeting as a work session on certain projects and other business to allow for discussion of a project or for training of the Commissioners.

C. Special Meetings. Other special meetings may be called by the Chairperson of the Commission, or by majority vote of the Commission, upon 24 hours notice that is posted and delivered to all members of the Commission and to the local media.

Section 2. Quorum.

A majority of the members of the Commission or a majority of a Committee shall constitute a quorum for that body. A quorum shall be present on each agenda item before any action is taken by the Commission or Committee. If there is lack of a quorum of the Commission, the agenda item may be discussed by those members present; however, no action shall be taken and the item will be rescheduled to the next meeting. If there is a lack of a quorum of a Committee, the item may be discussed by those members present and they may forward their comments to the full Commission at their next meeting. Since Committees are advisory in nature, the Commission Chairperson may take the submitted Committee comments, note in the record that they represent comments from individual members and not the full Committee, and may then decide to take action on the project or remand the project back to the Committee for a full Committee recommendation.

The Secretary will notify the Chairperson in the event projected absences will result in the lack of a quorum.

If a quorum is initially established at a meeting, then a member leaves, the quorum is no longer present. In such an event, transaction of substantive business will not continue for lack of a quorum and the item will be postponed to the next meeting.

Article VI **Meeting Administration**

Section 1. Media Notices.

The Secretary shall give the notice required by statute or ordinance for all meetings of the Commission and Committees to include LMO Section 16-2-102E.2 and Appendix A.2.D.4.

Section 2. Agenda.

A written agenda shall be furnished by the Secretary to each member of the Commission and media. An agenda may be changed at the related meeting by a majority vote of the members present. Any agenda item which requires a public hearing shall be so noted on the agenda and publicly announced at the scheduled meeting. Generally, the agenda should contain:

1. Call to Order;
2. Pledge of Allegiance to the Flag;
3. Roll Call;
4. Freedom of Information Act Compliance;
5. Approval of Agenda;
6. Approval of Minutes;
7. Appearance by Citizens for Items Not on Agenda;
8. Unfinished Business;
9. New Business;
10. Commission Business;
11. Chairperson's Report;
12. Committee Reports;
13. Staff Reports; and
14. Adjournment.

Section 3. Minutes.

A. Meetings. Minutes of meetings is governed by the Code of South Carolina Sections 30-4-70 through 30-4-90. Minutes of each Commission and Committee meeting shall be recorded by the Secretary and approved at the next available meeting after their preparation. Minutes of the Commission shall be sent to the Town Council and distributed to the Commission. Final approved Minutes shall be available on microfilm for previous years, and may be posted on the Town's Web site for public information.

B. Minimum Contents of Minutes.

1. Kind of meeting (regular, working or special).
2. Name of the organization.
3. Date and place of the meeting.
4. Presence of the Chairperson and Secretary or the names of substitutes.
5. Presence of a quorum.
6. Names of all members present.
7. Names of all those elected or appointed in appearance, including Town Council members.
8. Time the meeting was called to order.
9. Whether the minutes of the previous meeting were approved or corrected.
10. All adopted and defeated motions. (Withdrawn motions need not be recorded.)
11. Name of the maker of the motion.
12. Record the vote of each member upon each motion, or, if absent or failing to vote, indicating that fact.

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13. Record any stated reason(s) for a member's vote.
 14. The adjournment and the time of adjournment.
 15. Attached reports.
- C. **Lack of Quorum.** If there is lack of a quorum of the Commission or a Committee, minutes may be recorded but shall include a statement in the header of each page indicating that a quorum was not present and the minutes are not official. Such minutes shall not be approved by the Commission or Committee at a later meeting.
- D. **Motions.** Motions must be recorded verbatim.

Article VII **Meeting Organization**

Section 1. Regular Meetings.

The below sequence shall generally be followed:

1. The Chairperson introduces the agenda item by reading its description on the agenda;
2. Staff presents the item and their recommendation to approve, approve with conditions, or disapprove;
3. If the item involves an application, the Applicant, his attorney, or agent may make remarks;
4. At the discretion of the Chairperson, comments from the public may be received on the agenda item; (Public comment is not required during these types of meetings; only during a public hearing.)
5. Staff may speak to clarify the issue;
6. If the item involves an application, the Applicant, his attorney, or agent shall have the right to reply last;
7. Motion and discussion by the Commission;
8. Clarification from Staff, if necessary; and
9. Vote by the Commission.

Section 2. Public Hearings.

The below sequence shall be followed:

1. The Chairperson *declares the Public Hearing open* after reading the item on the agenda;
2. Staff presentation of the application or proposal and their recommendation to approve, approve with conditions, or disapprove;
3. The Applicant, his attorney, or agent may make remarks;
4. Comments from the public. No person shall speak for more than five minutes without the consent of the Commission Chairperson. All questions will be posed by members of the Commission. The Chairperson asks the public to approach the podium and speak their name into the microphone for the record. The Chairperson has a right to get the speaker 'back on track.' The Chairperson has the right to limit the number of times a member of the public may speak;

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5. The Applicant, his attorney, or agent shall have the right to reply last. The Chairperson has the right to limit the number of times the Applicant, his attorney, or agent may speak;
6. No member of Staff, the public, or the Commission shall be subjected to cross-examination by the Applicant, his attorney, or his agent;
7. The Chairperson *declares the public hearing closed*. No other comment from the public should be allowed after the closing of the public hearing;
8. Motion and discussion by the Commission. Motions should not be made until the hearing on the issue is closed and the Commission then discusses the information they have heard, deliberates, and a motion is made;
9. Clarification from Applicant, if necessary;
10. Clarification from Staff, if necessary; and
11. Vote by the Commission.

Section 3. Recess.

A recess shall be declared as deemed appropriate by the Chairperson or by majority vote of the Commissioners present at the meeting.

Section 4. Executive Session.

Executive Session is a meeting at which the proceedings are closed to the public. A member can be punished under disciplinary procedures if he violates the secrecy of an executive session. Any non-members permitted to be present in Executive Session are honor-bound not to divulge anything that occurred or that was discussed in Executive Session.

Permitted reasons for Executive Session are:

1. Personnel reasons
2. Contracts
3. Legal advice relating to a pending, threatened or potential claim(s)
4. Discussion regarding development of security personnel
5. Investigative proceedings regarding allegations of criminal misconduct
6. Economic development (specific criteria in FOIA)
7. Other specific criteria (contained in the FOIA).

Entering and Adjourning an Executive Session:

1. A motion to close the current meeting and go into executive session is made and passed by a majority vote;
2. Chairperson must announce the specific purpose of the executive session;
3. No formal action may be taken in executive session except to:
 - a. Adjourn
 - b. Return to public session

The Commission can request attendance by non-members as they deem appropriate.

Section 5. Submission of Additional Material.

1. Except for materials submitted for a matter which is the subject of a public hearing, all additional material must be submitted to the Secretary of the Commission and received by the Secretary no later than four business days prior to the meeting date. This material shall be sent by the Secretary to the Commission on the third business day prior to the meeting date.
2. Written materials or other communication which has not been sent to the Secretary, but which has been sent directly to the Commission Members, shall not be considered by the member or the Commission. This is to ensure that the Staff and the Planning Commission members have adequate time to review and consider the additional material, and to ensure that all Commission members receive the same information.

Section 6. Communication (Written or Oral) with Outside Parties.

1. Once a decision or action has been rendered by the Commission on any agenda item, discussions between Commission members and applicants and their attorneys on that agenda item should no longer take place. All further communications should be handled through the Town Attorney.
2. Communication with non-Commission members on behalf of the Commission on any matter will be at the discretion of the Chairperson or by a majority vote of the majority of the members.
3. Commission members shall refrain from discussing a pending agenda item with the Applicant, his Attorney, or his Agent prior to the scheduled public meeting. Commission members shall refrain from discussions other than administrative matters regarding a pending agenda item with staff prior to the public meeting. All discussion of a pending matter before the Commission shall take place in the public meeting. This is to avoid the appearance of improper ex parte communications and comply with the Freedom of Information Act.

Section 7. Communication (Written or Oral) among Commission Members.

All discussion of agenda items among Commission Members, with the exception of administrative matters, is to be conducted only during the public meeting and not prior to the meeting or during recesses.

Section 8. Postponement of Agenda Items.

At the Chairman's discretion, no scheduled agenda item may be postponed by the Applicant, his Attorney, or Town Staff for more than one meeting without reasonable cause. If an Applicant, his Attorney or Town Staff is denied a postponement of a scheduled agenda item, they may withdraw the application. Nothing shall prevent refileing of the application at a later date.

Article VIII
Procedures for Hearing an Appeal

The following procedures shall be applicable in the presentation of an Appeal from a decision of any Administrator:

Section 1. Jurisdiction.

Once an appeal has been accepted by the Planning Commission, the jurisdiction of the Official shall cease.

Section 2. Presentation of the Appellant, Town Staff and Applicant.

1. Staff shall have a maximum of twenty (20) minutes to present the facts and applicable legal principles that the Staff believes support the position of Staff with respect to the Appeal. During the presentation by Staff, members of the Planning Commission may ask such questions as they deem appropriate. At the discretion of the Chairman, Staff's time may be extended if the Staff is unable to complete the presentation due to questioning from the Planning Commission.
2. The Appellant shall have a maximum of twenty (20) minutes to present the facts and applicable legal principles that the Appellant believes support the position of Appellant with respect to the Appeal. During the presentation by Appellant, members of the Planning Commission may ask such questions as they deem appropriate. At the discretion of the Chairman, Appellant's time may be extended if the Appellant is unable to complete the presentation due to questioning from the Planning Commission.
3. The Party in Interest, if other than the Appellant, shall have a maximum of twenty (20) minutes to present the facts and applicable legal principles that the Party in Interest believes supports the Application that is the subject of the Appeal. During the presentation by the Party in Interest, members of the Planning Commission may ask such questions as they deem appropriate. At the discretion of the Chairman, the Applicant's time may be extended if the Party in Interest is unable to complete the presentation due to questioning from the Planning Commission.
4. The parties may determine who shall present their case first to the commission. If the parties do not agree, then the Planning Commission shall determine who shall present their case first. The party that presents their case first shall have a maximum of five (5) minutes to present any desired rebuttal. The other party shall then have a maximum of five (5) minutes to present any desired rebuttal to any new matters raised or discussed.
5. Following the presentation, the Planning Commission may ask such additional questions of the Appellant, Party in Interest or Staff as the members deem appropriate.
6. Either party may call witnesses to testify regarding facts related to the appeal case. Witnesses shall be sworn in by the Chairperson.
7. The Planning Commission may subpoena witnesses and in the case of contempt may certify such fact to the Circuit Court having jurisdiction over such matters.
8. Public comment is not normally permitted in a case involving an appeal.

Section 3. Vote on the Appeal.

Following the presentation by all parties as set forth above, the Planning Commission, upon a Motion duly made and seconded, shall vote on the Appeal.

1. Pursuant to the provisions of Section 6-29-1150, *South Carolina Code of Laws* and Section 16-3-607, *Code of the Town of Hilton Head Island, South Carolina*, the Planning Commission shall:
 - a) Approve the Staff Action on the land development plan from which the Appeal was taken; or,
 - b) Modify the Staff Action on the land development plan from which the Appeal was taken, and to that end, the Planning Commission shall have authority to impose any conditions on the Land Development Plan authorized by law; or,
 - c) Reverse the Staff Action on the land development plan from which the Appeal was taken.
2. The Motion shall contain, at a minimum, a finding of those facts which the member making the Motion deems material to the decision.
3. Following the Vote, the Planning Commission shall issue a written Notice of Action. The written notice of action shall include the decision as well as the findings of fact and conclusions of law, if any, adopted by the Planning Commission.
4. The Notice of Action shall be mailed by certified letter to the Appellant and Applicant affected by the Appeal, if different from that of the Appellant.
5. The decision of the Planning Commission shall be deemed final and applicable upon mailing of the Notice of Action.

The certificate of mailing shall be made a part of the Planning Commission's file on the Appeal.

Article IX Conducting the Meeting

The Chairperson:

1. Is responsible for maintaining order.
2. Should begin the meeting promptly at the scheduled hour if a quorum is present.
3. Should have a well prepared agenda and follow it.
4. Should be familiar with these Rules of Procedure.
5. Keeps the Commission working together by explaining procedure clearly and communicating the next order of business. If a motion is confusing, it is his duty to clarify it. This may mean helping a member rephrase a motion or requiring that a long motion be submitted in writing.
6. "Assigns" the floor by recognizing those members who wish to speak by calling them by

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- name. No other member may interrupt or call out remarks without being out of order. Private discussion between Commission or Committee members while another has the floor is out of order and disruptive members should be reminded of this rule.
7. Should impartially call on members of the public wishing to speak. He should give such members on both sides of an issue an opportunity to speak.
 8. Should remain calm and objective, keeping the meeting moving. A sense of humor and a smile can often save the day!
 9. Should always restate the motion before taking a vote. If a motion is confusing, it is the Chairperson's duty to clarify it – rephrasing it or putting a long motion in writing. (Complex motions may be brought to the meeting pre-written.) The motion is said to be pending once it has been stated by the Chairperson. It must be disposed of in some manner before other business can be considered.
 10. States, “Since there is no second, the motion is not before this meeting,” if a motion fails to get a second.
 11. Opens debate by saying “Is there any discussion?” The Chairperson *must* open all debatable questions to debate.
 12. May take part in the discussion and vote on the issue. The Chairperson should not dominate the discussion, but seek to involve everyone's comments in an equal and impartial manner.
 13. May make a motion by passing the gavel to the Vice-Chairperson or designee who will then preside over the issue.
 14. Recognizes members who wish to speak by stating their names.
 15. Puts the question to vote. The vote is taken in the following way:
 - a. The Chairperson restates the motion – keeping the members clear about the purpose of the vote.
 - b. “All in favor of the motion please say aye.....those opposed say no.”
 16. Announces the result of the vote by interpreting the action taken.
 17. Should not allow irrelevant discussion. Restate the question and, if necessary directly request the member to “confine his remarks to the pending question.”
 18. Should use the gavel sparingly, tapping it once to open and close the meeting.
 19. Can assist a member in making a motion.
 20. Should not make the motion unless it is a small Committee.
 21. Can adjourn the meeting without a motion by stating “If there is no further business and there is no objection, the meeting will be adjourned. There being no objection, the meeting is adjourned.”

Article X
Commission Actions

Section 1. Motions.

Main Motions	A main motion is defined as a proposal that certain action is taken or an opinion be expressed by the group. The words to use are: "I Move."
Secondary Motions	A secondary motion is one which can be made <i>while</i> the main motion is on the floor and <i>before</i> it has been decided. Secondary motions are divided into three classes which relate to their use in parliamentary procedure. Those classes are: <ul style="list-style-type: none"> ○ Subsidiary motions ○ Privileged motions ○ Incidental motions
Subsidiary Motions	Subsidiary motions relate directly to the motion on the floor. They may change the words, send it to a Committee, delay it, etc. They are designed to expedite business by disposing of the pending motion other than by adopting or rejecting it. <i>Subsidiary motions are the class of motions most frequently used in meetings.</i> These motions have rank (order of precedence of motions) among themselves. A motion of higher rank can be made while a motion of lower rank is on the floor. The lower rank motion "yields" to the higher rank motion. (Motion to postpone has higher rank than the motion to commit and takes precedence. If motion to postpone is adopted, the main motion and the motion to commit are postponed until the next meeting.)
Privileged Motions	Privileged motions are motions of an emergency nature, such as to recess or adjourn. They do not relate to the motion on the floor but to the welfare of the group. They are of high rank and must be handled before any other business that may be pending.
Incidental Motions	Incidental motions are procedural. They deal with process, such as enforcing proper procedure, correcting errors, verifying votes, etc. When introduced, they must be decided before business can resume.
Amending Motion	General consent can be used with amendments to motions if the Chairperson feels the group will accept the amendment. "If there is no objection, the motion is so amended." <i>Restate the motion.</i>
Motions Commit	Have precedence over the motion to amend. More than one motion can be on the floor but only one question. All pending motions must relate to the main motion on the floor. No new business may be introduced.
Point of Order	Motion used if a Commission member feels the Chairperson is failing to operate within the rules.

Restorative Motions or Motions that Bring Back a Question

Restorative Motion	Allows a group to change its mind. <ul style="list-style-type: none"> ○ They are a separate category because of their contradiction to the parliamentary rule that once a question has been decided it cannot be brought up again at the same meeting. ○ Within limits, members have the right to rethink a situation if they feel their decision has been made too quickly or without enough information. ○ The two most commonly used restorative motions are: <i>Rescind</i> and <i>Reconsider</i>.
Rescind	Rescind is the motion to use to quash or nullify a previously adopted motion. It may strike out an entire motion, resolution, bylaw, etc. <ul style="list-style-type: none"> ○ Rescind is <i>not in order</i> when any action has already been taken as a result of the vote, such as any kind of contract when the other party has been notified.

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	<ul style="list-style-type: none"> ○ It must be seconded. ○ It requires a <i>two-thirds</i> vote unless <i>notice has been given</i> at the previous meeting, either verbally or in writing. If notice has been given, the motion requires only a <i>majority</i> vote.
Reconsider	<p>Reconsider is the motion which allows a group to reconsider the vote on a motion. It enables a majority of the members, within a limited time, to bring back a motion for further consideration after it has been acted upon. Its purpose is to prevent hasty or ill-advised action.</p> <ul style="list-style-type: none"> ○ Reconsider has special rules to prevent its abuse by a disgruntled minority, since it allows a question already decided to be brought up again. ○ Rules limit who can make the motion. It can only be made by someone who voted on the <i>prevailing</i> (winning) side. ○ It has a <i>time limit</i>. It must be made on the <i>same day</i> that the vote to be reconsidered was taken. ○ It requires a second. ○ It may be debated and it opens up the motion to which it is applied to debate. ○ It requires only a majority vote. ○ It may be made and seconded while other business is pending because of its time limit. However, it is not debated and voted on until the business on the floor is completed. ○ All action that might come out of the original motion is stopped at the time that reconsider is made and seconded. This is the main value of the motion, and it should be made as quickly as the situation calling for it is recognized.
Amend a Motion	<p>Change the wording to make it clearer, more complete, or more acceptable <i>before the motion is voted upon</i>. The amendment must be germane to the motion on the floor to be in order. Adoption of the amendment does not adopt the motion. If the group votes “no” on the amendment, the motion is on the floor in its original wording.</p>
Amend an Amendment	<p>First amendment is called the primary and the amendment to the amendment is the secondary amendment. Only two amendments may be pending at any time. First vote on the amendment to the amendment (secondary), then vote on the original amendment (primary), then vote on the main motion. Amendments require a majority vote.</p>
Friendly Amendments	<p>Change in wording to enhance the original motion – can be changed by general consent.</p>
Hostile Amendments	<p>Gives a different meaning to a motion and may defeat the intent of the main motion.</p>
To Commit or Refer a Motion	<p>Sends the question to a small group (Committee) to be studied and put into proper form for the group to consider. Motion includes specific directions as to where the question ought to go (what Committee). Motion can be applied to any main motion with any amendments that may be pending. It must be seconded, it can be debated, and requires a majority vote.</p>
Postpone	<p>Delays action on a question until later in the same meeting or until the next meeting. <i>A motion cannot be postponed further than the next regular meeting.</i> Can be applied to all main motions, it must be seconded, it can be debated, it can be amended (as to time of the postponement), it requires a majority vote. Motion is called up automatically when the time to which it was postponed arrives (place under Unfinished Business on agenda of next meeting).</p>
Limit Debate	<p>Motion to exercise special control over debate – reducing the number and length of speeches allowed. Used with any motion, must be seconded, is not debatable, can be amended (but only as to the length of speeches or when the vote will be taken), requires 2/3 vote, vote must be taken by show of hands or a rising vote in a large group. (Need a timekeeper and timer if speeches have a time limit.)</p>
Previous Question	<p>The motion used to cut off debate and to bring the group to an immediate vote on the pending motion. (Call the question for an immediate vote). Previous question can be ruled out of order if the motion is debatable and has not received debate. Motion requires 2/3 vote (by show of hands or standing vote). Not debatable.</p>
Postpone	<p>Lowest-ranked subsidiary motion is used to kill a main motion. It avoids a direct vote on the</p>

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Indefinitely	question on the floor. Shouldn't be used.
Lay on the Table	Highest-ranked subsidiary motion. Cannot be amended or debated. It is out of order when used to "kill or avoid dealing with a measure". Was designed as a courtesy motion to allow a group to set aside a question for something more important, such as arrival of a speaker.
Withdraw a Motion	Permission to withdraw a motion allows a member who realizes he has made a hasty or ill-advised motion to withdraw it with the consent of the group. This device saves time in disposing of the motion. The presiding officer usually handles the request by use of general consent.
Dilatory Tactics	A dilatory tactic is the misuse of parliamentary procedure to deliberately delay or prevent action in a meeting. It is the duty of the presiding officer to prevent a dissident minority from misusing legitimate forms of motions to obstruct business. Such motions should be ruled out of order or those members engaged in such game playing should not be recognized.

Section 2. Voting.

A. General. A Commissioner must be present to vote. Each Commissioner, including the Chairperson, shall vote on every question before the Planning Commission unless disqualified by law. The Chairperson, who sits as an ex-officio member of all Committees, shall not vote on any question before any Committee. However, the Chairperson may be a member of the Nominating Committee with voting privileges.

B. Disqualification. The question of disqualification shall be decided by the Commissioner affected, who shall announce the reason for disqualification, give it to the Chairperson in writing, and have it placed in the minutes of the meeting. Any Commissioner so disqualified shall leave the dais while the disqualifying matter is being considered and refrain from deliberating or voting on the question.

C. Reason(s) for Votes. A commissioner shall be given the opportunity to express the reason for his/her vote.

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D. Types of Votes.

Majority Vote	<ul style="list-style-type: none">• More than half of the votes cast.• The minority has the right to be heard, but once a decision has been reached by a majority of the members present and voting, the minority must then respect and abide by the decision.
Silence is Consent	Those members who do not vote, agree to go along with the decision of the majority by their silence.
Two-thirds Vote	A two-thirds vote is necessary whenever you are limiting or taking away the rights of members or whenever you are changing something that has already been decided. A two-thirds vote has at least twice as many votes on the winning side as on the losing side. A show of hands should be taken for <i>all</i> motions requiring a <i>two-thirds vote</i> . If a motion requires a two-thirds vote, the Chairperson should inform the group of that.
General Consent	Is an informal agreement of the group, the method in which action is taken without a formal vote or on occasion without a motion. The Chairperson initiates the procedure to expedite business. Usually done to approve and correct the minutes. <ul style="list-style-type: none">• The presiding officer always pauses after asking if there is any objection. If there is <i>any</i> objection, the matter is put to a vote in the usual way.• A member may object because he feels it is important to have a formal vote and dispel any suspicion of railroading.

Article XI
Finances and Personnel

Section 1. Expenditures.

Reimbursement for expenses incurred in the performance of official duties approved in advance by the Town's Community Development Director shall be made to members of the Commission upon submission of vouchers supported by receipts.

Section 2. Staff or Consultants.

The Commission may recommend to Town Council the need for hiring additional staff personnel or consultants needed to assist the Commission in completing its duties.

For the Planning Commission
Town of Hilton Head Island, South Carolina

Date of Approval:

By: _____
Its Chairperson



Town of Hilton Head Island
Planning Commission
2022 Meeting Schedule
REVISED – August 17, 2022

All meetings will be held in Benjamin M. Racusin Council Chambers at Town Hall, One Town Center Court, unless otherwise posted. Changes to meeting dates, times and/or the location will be posted.

Meeting dates are Wednesdays. Application deadlines are Mondays, unless otherwise noted.

PUBLIC MEETING DATES	MEETING TIMES	APPLICATION DEADLINES
January 5, 2022	9:00 a.m.	December 6, 2021
January 19, 2022	3:00 p.m.	December 20, 2021
February 2, 2022	9:00 a.m.	January 3, 2022
February 16, 2022	3:00 p.m.	*Friday, January 14, 2022
March 2, 2022	9:00 a.m.	January 31, 2022
March 16, 2022	3:00 p.m.	February 14, 2022
April 6, 2022	9:00 a.m.	March 7, 2022
April 20, 2022	3:00 p.m.	March 21, 2022
May 4, 2022	9:00 a.m.	April 4, 2022
May 18, 2022	3:00 p.m.	April 18, 2022
June 1, 2022	9:00 a.m.	May 2, 2022
June 15, 2022	3:00 p.m.	May 16, 2022
July 6, 2022	9:00 a.m.	June 6, 2022
July 20, 2022	3:00 p.m.	June 20, 2022
August 3, 2022	9:00 a.m.	**July 1, 2022
August 17, 2022	3:00 p.m.	July 18, 2022
September 21, 2022	9:00 a.m.	August 16, 2022
October 19, 2022	9:00 a.m.	September 19, 2022
November 16, 2022	9:00 a.m.	October 17, 2022
December 21, 2022	9:00 a.m.	November 21, 2022

*The application deadline is Friday, January 14 because Town Hall will be closed on Monday, January 17 in observance of Martin Luther King, Jr. Day.

**The application deadline is Friday, July 1 because Town Hall will be closed on Monday, July 4 in observance of Independence Day.

All applications for review by the Planning Commission must be received by the Community Development Information Center a minimum of thirty (30) days prior to the public meeting date. Please refer to Chapter 2 of the Town's Land Management Ordinance for additional information.



TOWN OF HILTON HEAD ISLAND

Memo

TO: Planning Commission
FROM: Anne Cyran, AICP, *Principal Planner*
DATE: July 12, 2022
SUBJECT: Planning Commission Quarterly Report: January – March 2022

The February 2 and March 2, 2022, regular meetings were cancelled due to a lack of agenda items.

Recommendation of Proposed CIP Fiscal Year 23 Priority Projects

On February 16, 2022, the Planning Commission voted 9-0-0 to recommend approval of the amended priority list to Town Council.

Street Name Applications

STDV-002601-2021, Oyster Man's Trace

Request from Hilton Head Island Fire Rescue, on behalf of Richette Mitchell and her family, to name a new access easement off Marshland Road as Oyster Man's Trace.

On January 5, 2022, the Planning Commission voted 9-0-0 to approve the application.

Traffic Monitoring & Evaluation Report

On February 16, 2022, Darrin Shoemaker, Traffic & Transportation Engineer, presented the 2021 Traffic Monitoring & Evaluation Report. The Planning Commission voted 9-0-0 to accept the 2021 Traffic Monitoring & Evaluation Report.

Committees & the Gullah Task Force

CIP Committee	
February 2, 2022	<ul style="list-style-type: none">• Discussion of proposed FY23 Priority Projects

Gullah-Geechee Land & Cultural Preservation Task Force	
January 3, 2022	<ul style="list-style-type: none">• Discussion of Historic Neighborhoods Permitting and Design Studio• Presentation on Fire in the Streets Community Initiative
February 7, 2022	<ul style="list-style-type: none">• Update on the Gullah Geechee Cultural Preservation Report 16 Top Priority Projects• Presentation on Stormwater Management
March 7, 2022	<ul style="list-style-type: none">• Presentation on Historic Stoney Neighborhood Economic Development Corporation

Capital Improvement Projects

Projects Completed in FY22
<ul style="list-style-type: none">• Coligny Beach Parking Area• Islanders Beach Park Pavilion• Fire/Medical Systems & Equipment Replacement• It Equipment & Software• Fire Rescue Specialty Vehicle• Joint Fire Hydrant Installation



TOWN OF HILTON HEAD ISLAND

Memo

TO: Planning Commission
FROM: Anne Cyran, AICP, *Principal Planner*
DATE: July 12, 2022
SUBJECT: Planning Commission Quarterly Report: April – June 2022

The April 6, April 20, May 4, June 1, and June 15, 2022, regular meetings were cancelled due to a lack of agenda items.

Street Name Applications

STDV-001138-2022, Shell Midden Lane

Request from Hilton Head Fire Rescue, on behalf of Brian Sigler with STAX Building & Development, to name an access easement off Hickory Lane as Shell Midden Lane. The access easement will serve 5 homes. The addresses of 19 and 21 Hickory Lane will change as a result of this application.

On May 18, 2022, the Planning Commission voted 8-0-0 to approve the application.

Subdivision Applications

Subdivision Applications	Status
<u>SUB-001379-2022, R510 007 000 0456 0000, 67 Thomas Cohen Drive</u> Minor subdivision of a 1.59-acre parcel into two lots.	Applied on May 19, 2022 Under Review
<u>SUB-001590-2022, R510 004 000 019C 0000, 34 Baygall Road</u> Minor subdivision of a 1.0-acre parcel into four lots.	Applied on June 16, 2022 Under Review

Committees & the Gullah Task Force

Gullah-Geechee Land & Cultural Preservation Task Force	
The April 4, 2022 meeting was cancelled due to a lack of agenda items.	
May 2, 2022	<ul style="list-style-type: none">• Discussion of Property Development Challenges in the Historic Neighborhoods• Update on the Historic Neighborhoods Overlay District• Review of Draft Gullah History and Cultural Education Program for Town Employees and Officials
June 6, 2022	<ul style="list-style-type: none">• Continued Review of Draft Gullah History and Cultural Education Program for Town Employees and Officials• Continued Discussion of Property Development Challenges in the Historic Neighborhoods• Update on the Status of the Gullah Geechee Report 16 Top Priority Recommendations• Update on the Historic Neighborhoods Overlay District

Capital Improvement Projects

Projects Completed in FY22
<ul style="list-style-type: none">• Coligny Beach Parking Area• Islanders Beach Park Pavilion• Fire/Medical Systems & Equipment Replacement• It Equipment & Software• Fire Rescue Specialty Vehicle• Joint Fire Hydrant Installation

Attachment:

- A. Capital Improvements Program FY23

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
BEACH MANAGEMENT						
B1	Beach Management & Monitoring	\$ 802,609	\$ 200,000	\$ 100,000	\$ 300,000	Ongoing activities as to manage the beach including SLR/Resiliency, endangered species monitoring, Beach Program Economic Sustainability Analysis, etc.
B2	Beach Renourishment	\$ 1,570,914	\$ 600,000	\$ -	\$ 600,000	Activities related to the next Renourishment Project, including Pine Island beach including data acquisition, survey, geotechnical / sand -borrow site, wildlife / biological, modeling, design, permitting, bidding, etc. Construction of Renourishment Project anticipated in FY25
	Beach Park Improvements					
B3	Driessen Beach Park Boardwalk Replacement	\$ -	\$ -	\$ 300,000	\$ 300,000	Replacement of +/- 1100 LF of existing boardwalk at Driessen Beach Park
B4	Folly Field Beach Park Boardwalk Replacement	\$ -	\$ -	\$ 100,000	\$ 100,000	Replacement of +/- 400 LF of existing boardwalk at Folly Field Beach Park
B5	Islanders Beach Park Improvements	\$ -	\$ -	\$ 500,000	\$ 500,000	Improvements at existing Beach Park including parking for beach passholders, pathways, and playground amenity area improvements. Design (Final) & Permitting planned for FY23; Construction anticipated in FY24
B6	Coligny Beach Park/Parking Area	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	Improvements to signage, landscape, walkways, and pavement
	Beach Park Maintenance & Improvements	\$ -	\$ -	\$ 350,000	\$ 350,000	Maintenance and general improvements to 6 beach parks such as paving, landscaping, lighting, and site furnishings, etc.; Moved capital projects from Facilities Management Operating Budget
	<i>Total Beach Park Improvements</i>	\$ 100,000	\$ -	\$ 1,350,000	\$ 1,350,000	
B7	Harbour Town Dredge	\$ -	\$ -	\$ 600,000	\$ 600,000	Agreement with South Island Dredging Association to assist with funding for dredging of Harbour Town Yacht Basin and Braddock Cove Creek; Funding approved in FY19, 20, and 21 budgets
	TOTAL BEACH MANAGEMENT	\$ 2,473,523	\$ 800,000	\$ 2,050,000	\$ 2,850,000	

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
PATHWAY MANAGEMENT						
	Pathway Maintenance & Improvements	\$ 350,000	\$ -	\$ 665,000	\$ 665,000	Maintenance and Improvements to existing pathways including Repair, Rejuvenation, and Striping plus Safety and Enhancements aimed at improving consistency and uniformity of all pathway signs, landings, crosswalks, pavement markings, ADA compliance, etc. May include Preliminary Planning, Design (Conceptual & Final), Permitting, and/or Construction depending on specific project; \$315,000 transferred from Facilities Management Operating Budget
	New Pathway Segments					
Pa1	Shelter Cove Lane	\$ 225,000	\$ 168,000	\$ 132,000	\$ 300,000	Construction of +/- 900 LF pathway from William Hilton Parkway to Shelter Cove Park
Pa2	Woodhaven Lane/Road	\$ 225,000	\$ 182,952	\$ 167,048	\$ 350,000	Construction of +/- 1300 LF of pathway
Pa3	William Hilton Parkway EB	\$ 100,000	\$ 13,900	\$ 1,270,100	\$ 1,284,000	Easement Acquisition & Construction of +/- 6,000 LF of pathway from Shelter Cove Lane (at BCSO) to Mathews Drive at Folly Field Road
Pa4	Jonesville Road	\$ -	\$ -	\$ 2,125,000	\$ 2,125,000	Preliminary Planning including feasibility assessment planned for early FY23 for +/- 1.2 miles of pathway along Jonesville Road; Design (Conceptual & Final), Permitting, & Construction anticipated in FY23 pending results of feasibility assessment
	<i>Total New Pathway Segments</i>	\$ 550,000	\$ 364,852	\$ 3,694,148	\$ 4,059,000	
	Shelter Cove Connectivity	\$ 2,337,459	\$ -	\$ -	\$ -	
	TOTAL PATHWAY MANAGEMENT	\$ 3,237,459	\$ 364,852	\$ 4,359,148	\$ 4,724,000	

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
ROADWAY MANAGEMENT						
	Dirt Road Acquisition and Paving Program					Program to accept dedications of private, unpaved roads to become public rights of way and then pave the roads and install storm drainage infrastructure.
R1	Mitchelville Lane	\$ 750,000	\$ 678,583	\$ -	\$ 678,583	Construction of +/- 1300 LF paved road planned for FY23 pending 100% ROW Acquisition.
R2	Pine Field Road	\$ 400,000	\$ 385,000	\$ 165,000	\$ 550,000	Design (Conceptual & Final), Permitting, & Construction of +/- 750 LF paved road planned for FY23, pending 100% ROW Acquisition.
R3	Horse Sugar Lane & Alice Perry Drive	\$ -	\$ -	\$ 150,000	\$ 150,000	Preliminary Planning & Design (Conceptual & Final) of +/- 925 LF paved road planned for FY23; Permitting & Construction anticipated in FY24, pending 100% ROW Acquisition.
R4	Freddie's Way	\$ -	\$ -	\$ 400,000	\$ 400,000	Preliminary Planning, Design (Conceptual & Final), Permitting, & Construction of +/-500 LF paved road planned for FY23, pending 100% ROW Acquisition.
R5	Alfred Lane	\$ -	\$ -	\$ 150,000	\$ 150,000	Preliminary Planning & Design (Conceptual & Final) of +/- 900 LF paved road planned for FY23; Permitting & Construction anticipated in FY24, pending 100% ROW Acquisition.
	Other Roads To Be Determined	\$ 1,129,491	\$ -	\$ -	\$ -	
	<i>Total Dirt Road Acquisition and Paving Program</i>	\$ 2,279,491	\$ 1,063,583	\$ 865,000	\$ 1,928,583	
	William Hilton Parkway Enhancements					Improvements to William Hilton Parkway from Sea Pines Circle to Spanish Wells Road (SCDOT Gateway project) targeting safety, beautification and consistency to include landscaping, signage, pavement markings, curbing etc. Design (Conceptual & Final), Permitting, & Construction for identified projects is anticipated to begin in FY23 and continue in FY24.
R6	Crosswalk Uniformity	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	Improve consistency and uniformity of pathway signs, pavement markings, lighting, landscaping, and related traffic signs, etc.
R7	Crosswalk Lighting	\$ 304,918	\$ 295,000	\$ -	\$ 295,000	Provide lighting of crosswalks to enhance pedestrian safety
R8	Turn Lane Extensions / Curb and Gutter	\$ 150,000	\$ 135,000	\$ -	\$ 135,000	Add curb and gutter and extend turn lanes as necessary to prevent rutting and driving into the medians at William Hilton Parkway intersections with Wilborn Rd, Pembroke Dr, and Mathews Drive

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
R9	Pedestrian and Vehicular Enhancements	\$ 1,300,000	\$ 1,153,000	\$ -	\$ 1,153,000	Improvements to William Hilton Parkway from Sea Pines Circle to Spanish Wells Road (SCDOT Gateway project) targeting safety, beautification and consistency to include landscaping, signage, pavement markings, curbing etc.
R10	William Hilton Parkway Gateway Corridor	\$ 167,980	\$ -	\$ 300,000	\$ 300,000	Additional planning on recommendations not included in SCDOT project
R11	Adaptive Traffic Signal Management - all signalized intersections on William Hilton Parkway	\$ -	\$ -	\$ 2,065,224	\$ 2,065,224	Design & Installation for 26 signals including Spanish Wells and Squire Pope
R12	Dillon Road at William Hilton Parkway - Right Turn Lane	\$ -	\$ -	\$ 150,000	\$ 150,000	Right Turn lane from Dillon Road onto William Hilton Parkway; Preliminary Planning & Design (Conceptual & Final) planned for FY23 with Construction anticipated in FY24
	<i>Total William Hilton Parkway Enhancements</i>	\$ 2,122,898	\$ 1,783,000	\$ 2,515,224	\$ 4,298,224	
	Pope Avenue, Palmetto Bay Road, & Arrow Road Streetscape Enhancements					
R13	Streetscape Enhancements	\$ 500,000	\$ 443,000	\$ -	\$ 443,000	Improvements targeting safety, beautification and consistency to include landscaping, signage, pavement markings, curbing, multi-modal facilities, etc.; Design (Conceptual & Final), Permitting, & Construction for identified projects is anticipated to begin in FY23 and carry forward to FY24.
R14	Adaptive Traffic Signal Management - all signalized intersections on Palmetto Bay Road & Pope Avenue	\$ -	\$ -	\$ 543,480	\$ 543,480	Design & Installation for 5 signals
	<i>Total Pope Avenue, Palmetto Bay Road, & Arrow Road Streetscape Enhancements</i>	\$ 500,000	\$ 443,000	\$ 543,480	\$ 986,480	

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
R15	Main Street Enhancements	\$ 100,000	\$ 75,000	\$ 150,000	\$ 225,000	Improvements to Main Street from Whooping Crane to Wilborn Road including side streets (Museum Street, Central Avenue, and Merchant Street), a new roundabout at Wilborn Road, and North Main Street from Whooping Crane to Hospital Center Boulevard including roadway, pathways, streetscape, and drainage improvements; Design (Conceptual & Final) & Permitting planned for FY23 with Construction anticipated in FY24.
R16	Squire Pope Road Crosswalks	\$ -	\$ -	\$ 150,000	\$ 150,000	Preliminary Planning, Design-Conceptual, Design-Final, Permitting, & Construction of 3 crosswalks to access Town parks (Greens Shell Park, Rowing & Sailing Center at Squire Pope Community Park, Fords Shell Ring)
	Roadway Maintenance & Improvements	\$ 333,555	\$ 333,555	\$ 232,000	\$ 565,555	Maintenance of and Improvements to existing roadways including general maintenance such as repair of potholes, curbing, and shoulders; pavement markings; permanent traffic signs; surveying, testing, and analysis; etc.
	TOTAL ROADWAY MANAGEMENT	\$ 5,503,924	\$ 3,698,138	\$ 4,455,704	\$ 8,153,842	

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
PARK MANAGEMENT						
	Parks and Recreation					
PR1	Mid-Island Tract Park	\$ 1,700,000	\$ 1,200,830	\$ 4,000,000	\$ 5,200,830	Design-Final, Permitting, & Phase 1 Construction for new Community Park planned to start in FY23 and continue in FY24 and beyond
PR2	Chaplin Community Park Renovation	\$ 1,996,238	\$ 1,910,925	\$ -	\$ 1,910,925	Design-Final & Permitting for existing Community Park renovation planned for FY23; Phase 1 Construction anticipated in FY24
PR3	Crossings Park Renovation	\$ 1,996,238	\$ 1,829,586	\$ -	\$ 1,829,586	Design-Final for existing Community Park renovation planned for FY23; Permitting & Phase 1 Construction anticipated in FY25
PR4	Shelter Cove Community Park Expansion	\$ 500,000	\$ 440,000	\$ 500,000	\$ 940,000	Expansion of existing Community Park; Design-Final & Permitting planned for FY23; Construction anticipated to start immediately following receipt of permits, likely FY24
PR5	Chaplin Linear Park with Treehouse	\$ 500,000	\$ 378,238	\$ 100,000	\$ 478,238	Design-Final & Permitting for phase 1 of Linear Park including trail head up-fit, pedestrian bridge at Broad Creek inlet, tree house, and marsh-side trail connection to Singleton Beach Road; Phase 1 Construction anticipated in FY24
PR6	Patterson Family Property Park	\$ 700,000	\$ 685,656	\$ 700,000	\$ 1,385,656	Design-Final, Permitting & Construction for new Mini Park; FY22 CDBG Project included in Parks & Recreation Maser Plan
PR7	Taylor Family Property Park	\$ -	\$ -	\$ 125,000	\$ 125,000	Preliminary Planning, Design-Conceptual, & Design-Final for new Mini Park on 4+/- 4.9 acre Town-owned parcel at 252 Wild Horse Road; FY23 CDBG Project included in Parks & Recreation Master Plan; Permitting & Construction anticipated in FY24
PR8	Barker Field	\$ -	\$ -	\$ 500,000	\$ 500,000	Preliminary Planning & Design (Conceptual & Final) for existing County Sports Park
	<i>Total Parks and Recreation</i>	<i>\$7,392,476</i>	<i>\$ 6,445,235</i>	<i>\$ 5,925,000</i>	<i>\$ 12,370,235</i>	
PR9	Island Recreation Association - Capital Projects					Island Recreation Center seeks funds to improve the buildings, pool and grounds, as well as manage events
	Rec Center Building Enhancements					Building enhancements including educational equipment, floor replacement, HVAC equipment, basketball court lines, etc.
	Replace Education Equipment	\$ -	\$ -	\$ 15,000	\$ 15,000	Annual recurring cost for child care programs including tables, educations materials, etc.
	Program Utility Vehicles	\$ -	\$ -	\$ 28,500	\$ 28,500	Chevy truck replacement

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
	Rec Center Building	\$ -	\$ -	\$ 45,000	\$ 45,000	On-going improvements and upgrades at Rec Center including painting, walkways, etc.
	COVID HVAC Improvements	\$ -	\$ -	\$ 21,500	\$ 21,500	Phase 2 of project to improve overall ventilation system
	Floor Replacement	\$ -	\$ -	\$ 21,500	\$ 21,500	Replacement of existing laminate floor in office

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
	Athletic Office HVAC Unit	\$ -	\$ -	\$ 30,000	\$ 30,000	Addition of mini-split system to provide heating and cooling to Athletic Offices
	Open Space Improvements	\$ -	\$ -	\$ 85,000	\$ 85,000	Enclosed area with artificial turf adjacent to building
	New Gym court lines	\$ -	\$ -	\$ 10,000	\$ 10,000	Add missing lines on Basketball Court
	<i>Total Rec Center Building Enhancements</i>	\$ 190,000	\$ -	\$ 256,500	\$ 256,500	
	Rec Center Pool Enhancements					Pool enhancements including dome equipment and pool equipment updates, windscreens, pool covers, etc.
	Dome Equipment Update	\$ -	\$ -	\$ 45,000	\$ 45,000	Installation of dome
	Pool Equipment Improvements	\$ -	\$ -	\$ 35,000	\$ 35,000	Equipment needed to keep pool operational including lifeguard chairs, improvements to locker rooms, etc.
	Windscreens	\$ -	\$ -	\$ 7,500	\$ 7,500	Replacement of wind screens around pool every 2 years
	Pool Covers	\$ -	\$ -	\$ 13,500	\$ 13,500	Replacement of pool cover every 3-5 years
	<i>Total Rec Center Pool Enhancements</i>	\$ 84,000	\$ -	\$ 101,000	\$ 101,000	
	Parks / Event Enhancements					
	Event Improvements	\$ -	\$ -	\$ 35,000	\$ 35,000	Items needed to support community events including tents, signage, ice machines, as well as equipment for outdoor programs
	Site Furnishings	\$ -	\$ -	\$ 7,500	\$ 7,500	Replacement of picnic tables and trash cans at Island Rec Center every 2 years
	<i>Total Parks / Event Enhancements</i>	\$ 125,000	\$ -	\$ 42,500	\$ 42,500	
	<i>Total Island Recreation Association - Capital Projects</i>	\$ 399,000	\$ -	\$ 400,000	\$ 400,000	
PR10	Public Art Program	\$ -	\$ -	\$ 25,000	\$ 25,000	Funding to accommodate installation of public art pieces donated to or curated by the Town.
PR11	General Park Enhancements	\$ 1,046,130	\$ 775,000	\$ 225,000	\$ 1,000,000	Includes various identified facility and service improvements at existing parks such as additional bike racks, picnic tables, sun shades, fencing, etc.; includes Jarvis Creek Park improvements, re-roof Greens Shell
PR12	Jarvis Creek Park Enhancements	\$ -	\$ -	\$ -	\$ -	Replacement of two playgrounds and addition of poured-in-place rubber safety surface
PR13	Cordillo Tennis Courts Restroom Building	\$ 102,000	\$ 102,000	\$ -	\$ -	Completion of Construction of Restroom Building and limited parking to support existing Tennis Courts
	TOTAL PARK MANAGEMENT	\$ 8,939,606	\$ 7,220,235	\$ 6,575,000	\$ 13,795,235	

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
FACILITIES AND EQUIPMENT MANAGEMENT						
FE1	Town Hall Security & Facility Enhancements	\$ 782,000	\$ 602,000	\$ 200,000	\$ 802,000	Installation of upgrades to security, landscaping, and lighting as well needed structural repairs
FE2	Town Facilities Assessment	\$ -	\$ -	\$ 100,000	\$ 100,000	Assessment of site, parking, structures, and systems at Town Hall, Fire Rescue Headquarters/EOC/Dispatch
FE3	Sprinkler Head replacement	\$ -	\$ -	\$ 180,000	\$ 180,000	Town Hall, Fire Rescue HQ, & Shelter Cove
	<i>Total Town Hall Security & Facility Enhancements</i>	\$ 782,000	\$ 602,000	\$ 480,000	\$ 1,082,000	
FE4	Shelter Cove/BCSO Office	\$ 150,000	\$ 150,000	\$ 300,000	\$ 450,000	Permitting & Construction of interior renovations
FE5	Electric Vehicle Charging Stations at Town Facilities	\$ -	\$ -	\$ 30,000	\$ 30,000	Installation of Electric Vehicle Charging Stations at (2) Town Hall, (1) Facilities Maintenance, and (1) Fire Rescue HQ
FE6	Parking Master Plan Implementation	\$ -	\$ -	\$ 200,000	\$ 200,000	Physical improvements at existing beach parks including Coligny Beach Park and Islanders Beach Park; may include the addition of gates, video cameras, signage, etc.
FE7	Coastal Discovery Museum - Capital Projects					Coastal Discovery Museum seeks funds to improve and maintain the buildings and grounds - including boardwalk repairs, HVAC replacement, flooring, windows, parking areas, fencing, etc.
	Discovery House	\$15,000	\$ -	\$ 21,500	\$ 21,500	Paint, Doors & Hardware
	Armstrong/Hack House	\$2,500	\$ -	\$ 3,000	\$ 3,000	Floor repair
	Pavilion	\$4,500	\$ -	\$ 4,000	\$ 4,000	Floor repair
	Discovery Lab	\$1,000	\$ -	\$ 1,500	\$ 1,500	Interior repairs
	Pavilion/Restroom Building	\$800	\$ -	\$ 6,000	\$ 6,000	Porch Repairs, Collections Shelving
	Horse Barn	\$2,000	\$ -	\$ -	\$ -	
	Misc. Improvements	\$23,500	\$ -	\$ 18,500	\$ 18,500	Boardwalk repair, Arborist work, well/field irrigation, fencing repair, and hvac replacement
	Hay Barn	\$ -	\$ -	\$ 43,750	\$ 43,750	Add 3-Phase Power to Hay Barn
	Event Space Improvements	\$ -	\$ -	\$ 100,000	\$ 100,000	Town initiated enhancements including ADA compliance and lighting upgrades
	<i>Total Coastal Discovery Museum - Capital Projects</i>	\$ 49,300	\$ -	\$ 198,250	\$ 198,250	

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
FE8	Historic Mitchelville Freedom Park - Capital Projects					At the request of Ahmad Ward, Executive Director, Historic Mitchelville Freedom Park seeks funds to improve property in accordance with approved master plan
	Primary Parking Lot	\$ -	\$ -	\$ 100,000	\$ 100,000	Preliminary Planning, Design (Conceptual & Final), & Permitting in anticipation of FY24 construction
	Loop Road to Visitor's Center	\$ -	\$ -	\$ 25,000	\$ 25,000	Preliminary Planning, Design (Conceptual & Final), & Permitting in anticipation of FY24 construction
	<i>Total Historic Mitchelville Freedom Park - Capital Projects</i>	\$ -	\$ -	\$ 125,000	\$ 125,000	
	IT Equipment and Software					
FE9	Town Hall Equipment and Software	\$ 479,900				
	CISCO 9404 Data Center Switches	\$ -	\$ -	\$ 24,900	\$ 24,900	Two (2) Cisco 9404 DC switches @ \$11,000 each to replace existing end-of-lifecycle E911 data center switches
	Enterprise Storage Solution 345TB	\$ -	\$ -	\$ 360,000	\$ 360,000	New town-wide data storage system to replace existing end-of-lifecycle storage and scale to meet future data storage requirements
	Tyler Cloud ERP Hosting	\$ -	\$ -	\$ 246,000	\$ 246,000	Tyler cloud hosting Enterprise Resource Planning (ERP)
	Short Term Rental Software	\$ -	\$ -	\$ 800,000	\$ 800,000	Short Term Rental Software to be selected following receipt of responses to current RFP
FE10	Public Safety Systems Equipment and Software	\$ 216,000	\$ -			
	UPS Replacement for E911 Data Center	\$ 35,000		\$ -		
	E911 Data Center Virtualization	\$ -	\$ -	\$ 180,000	\$ 180,000	Four (4) Dell servers @ \$53,000 each to replace existing end-of-lifecycle servers that comprise the secondary data center for mission critical redundancy
	911 Simulator	\$ -	\$ -	\$ 20,000	\$ 20,000	Training simulator to support current personnel, new hires, recruitment, and public education.
FE11	Fire Rescue Conference Upgrades (HQ, Dispatch, 7 Stations)	\$ -	\$ -	\$ 93,000	\$ 93,000	Upgrade existing video conferencing and audio visual equipment for Fire Rescue
	Radio Maintenance & Replacement -Portable/Mobile	\$ -	\$ -	\$ 20,000	\$ 20,000	Replace 6 radios that are reaching end of service. These radios are currently utilized by Beach Patrol to coordinate emergency response to the beach areas.
FE12	Station Alerting	\$ -	\$ -	\$ 100,000	\$ 100,000	Current Station Alerting system is reaching end of service and is not compatible with modern IT infrastructure. Costs to maintain are increasing and parts are difficult to obtain.
	<i>Total IT Equipment and Software</i>	\$ 695,900	\$ -	\$ 1,843,900	\$ 1,843,900	
	Security Cameras					

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
FE13	Shelter Cove Community Park	\$ -	\$ -	\$ 150,000	\$ 150,000	Upgrade (26) existing security cameras at Shelter Cove Community Park
FE14	Shelter Cove Connectivity & Chaplin Linear Park Trailhead	\$ -	\$ -	\$ 300,000	\$ 300,000	(43) New security cameras and Wi-Fi at Shelter Cove Connectivity including parking lot at trailhead
FE15	Fire Stations	\$ -	\$ -	\$ 56,000	\$ 56,000	Security camera installation at seven (7) fire stations; (3) cameras per station
	Ambulance	\$ -	\$ -	\$ 30,000	\$ 30,000	Add cameras to the cab of the current medic fleet; Risk Management / Safety Initiative
	<i>Total Security Cameras</i>	\$ 150,000	\$ -	\$ 536,000	\$ 536,000	
FE16	Fire/Medical Systems, Equipment Replacement					
	Vehicle Lift Replacement & Trade of Old Unit	\$ -	\$ -	\$ 150,000	\$ 150,000	Safety Initiative - The current lift weight capacity does not provide a safety margin based on the weight of the current ambulance fleet.
	Stair Chair Replacement	\$ -	\$ -	\$ 60,000	\$ 60,000	Patient Safety Initiative Current inventory is no longer supported by warranty and repairs are more frequent and costly. Device is used to move patients up and down stairs and upgrading to a new model is in the interest of patient safety.
	Rescue Tool Replacement	\$ -	\$ -	\$ 150,000	\$ 150,000	Current tools are 15+ years old and slated for replacement in the CIP plan. Upgrade to modern electric tools.
	Fire Hose Replacement	\$ -	\$ -	\$ 100,000	\$ 100,000	
	<i>Total Fire/Medical Systems, Equipment Replacement</i>	\$78,000	\$ -	\$ 460,000	\$ 460,000	
FE17	Automobile Place / Modern Classic Motors Site Enhancements	\$ 472,500	\$ 472,500	\$ -	\$ 472,500	Demolish and remove dilapidated pavements and appurtenances from prior development in preparation for redevelopment
FE18	Fire Hydrant Expansion	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Installation of (2) Fire Hydrants through matching program with HHPSD.
FE19	Arts Campus Feasibility Study	\$ 200,000	\$ 25,000	\$ -	\$ 25,000	Feasibility study of existing site including expansion options; Residual funds transferred to Island-wide Master Plan
	Stormwater Projects					
FE21	Wexford Debris System Design	\$ 600,000	\$ 75,000	\$ -	\$ 75,000	Design of pump station to consider multiple factors including function and aesthetics in preparation for FY24 construction

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
FE22	Gum Tree Road Improvements	\$ -	\$ -	\$ 125,000	\$ 125,000	Survey, Design, & Construction of improvements to address various deficiencies along Gum Tree Road between Katie Miller Drive and Georgianna Drive, including regrading of ditches, installation of new inlets, new pipe and repairs along the outfall system
FE23	Jarvis Creek Outfall	\$ -	\$ -	\$ 500,000	\$ 500,000	Survey, design, permitting, and installation of flap gates on the outfall end of two 84-inch diameter concrete pipes that discharge stormwater from the Jarvis Creek Pump Station outfall system; necessary to improve operation and effectiveness of the pump station during extreme events by mitigating the impacts of tidal storm surge on the system.
FE24	25 Moonshell Road	\$ -	\$ -	\$ 80,000	\$ 80,000	Survey, Design, & Installation of 500 linear feet of 24-inch pipe and two inlet structures to improve efficiency and reduce long-term maintenance costs along the existing Folly Field ditch between Moonshell Road and the Island Club
FE25	Cordillo Court Improvements	\$ -	\$ -	\$ 50,000	\$ 50,000	Design and installation of improvements to address drainage issues on and adjacent to Town-owned property including inlets, pipe and minor grading
	<i>Total Stormwater Projects</i>	\$ 2,089,000	\$ 75,000	\$ 755,000	\$ 830,000	
	TOTAL FACILITIES AND EQUIPMENT MANAGEMENT	\$ 4,871,880	\$ 1,324,500	\$ 4,978,150	\$ 6,302,650	

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
FLEET						
F11	Town Vehicle Replacement					
	Staff Vehicle Replacement	\$ 155,000	\$ -	\$ 117,000	\$ 117,000	Replacement of 3 staff vehicles over 10 years old including vehicle outfitting
	New Staff Vehicles	\$ -	\$ -	\$ 181,472	\$ 181,472	5 new staff vehicles including vehicle outfitting
	<i>Total Town Vehicle Replacement</i>	\$ 155,000	\$ -	\$ 298,472	\$ 298,472	
F12	FR Apparatus & Vehicle Replacement					
	Engine/Pumper Replacement/Quint Company Replacement (2)	\$ 6,479,868	\$ 7,742,473	\$ -	\$ 7,742,473	
	Staff Vehicle Replacement	\$ 140,000	\$ -	\$ 75,000	\$ 75,000	Replace two staff vehicles that have reached their 120,000 mile / 12 year mark.
	Support Vehicle Replacement - Forklift	\$ -	\$ -	\$ 35,000	\$ 35,000	Replace forklift. Equipment is past its useful lifecycle, maintenance issues are more frequent, and parts are difficult to acquire as the original manufacturer is out of business.
	Firefighting Foam for Trucks	\$ 16,000	\$ -	\$ 16,000	\$ 16,000	Firefighting foam for trucks
	<i>Total FR Apparatus & Vehicle Replacement</i>	\$ 6,765,868	\$ 7,742,473	\$ 126,000	\$ 7,868,473	
	TOTAL FLEET	\$ 6,920,868	\$ 7,742,473	\$ 424,472	\$ 8,166,945	
LAND ACQUISITION						
	Land Acquisition	\$ 324,068	\$ 290,000	\$ 10,000	\$ 300,000	Land acquisition and soft costs including ROW, Survey, Appraisals, Legal Fees, etc.
	TOTAL LAND ACQUISITION	\$ 324,068	\$ 290,000	\$ 10,000	\$ 300,000	
HOUSING						
H1	North Pointe Housing Partnership	\$ 500,000	\$ 455,000	\$ 500,000	\$ 955,000	Support for road, water, sewer, and/or utility infrastructure necessary to facilitate the creation of workforce housing through a public-private partnership.
	Other Housing	\$ 424,261	\$ 424,261	\$ -	\$ 424,261	Setting aside funds from the legal settlement which were in the General Fund toward housing. Funds to be used for impact fees and down payment assistance to help the Town further participate in addressing the workforce housing issue
	TOTAL HOUSING	\$ 924,261	\$ 879,261	\$ 500,000	\$ 1,379,261	

TOWN OF HILTON HEAD ISLAND - CAPITAL IMPROVEMENTS PROGRAM FY23

MAP KEY	PROJECTS	FY22 ADOPTED/ AMENDED BUDGET	FY22 CARRY FORWARD	FY23 BUDGET (NEW MONEY)	FY23 TOTAL	FY23 PROJECT SCOPE
	TOTAL FY23 CIP	\$ 33,195,589	\$ 22,319,459	\$ 23,352,474	\$ 45,671,933	