



Town of Hilton Head Island · South Carolina

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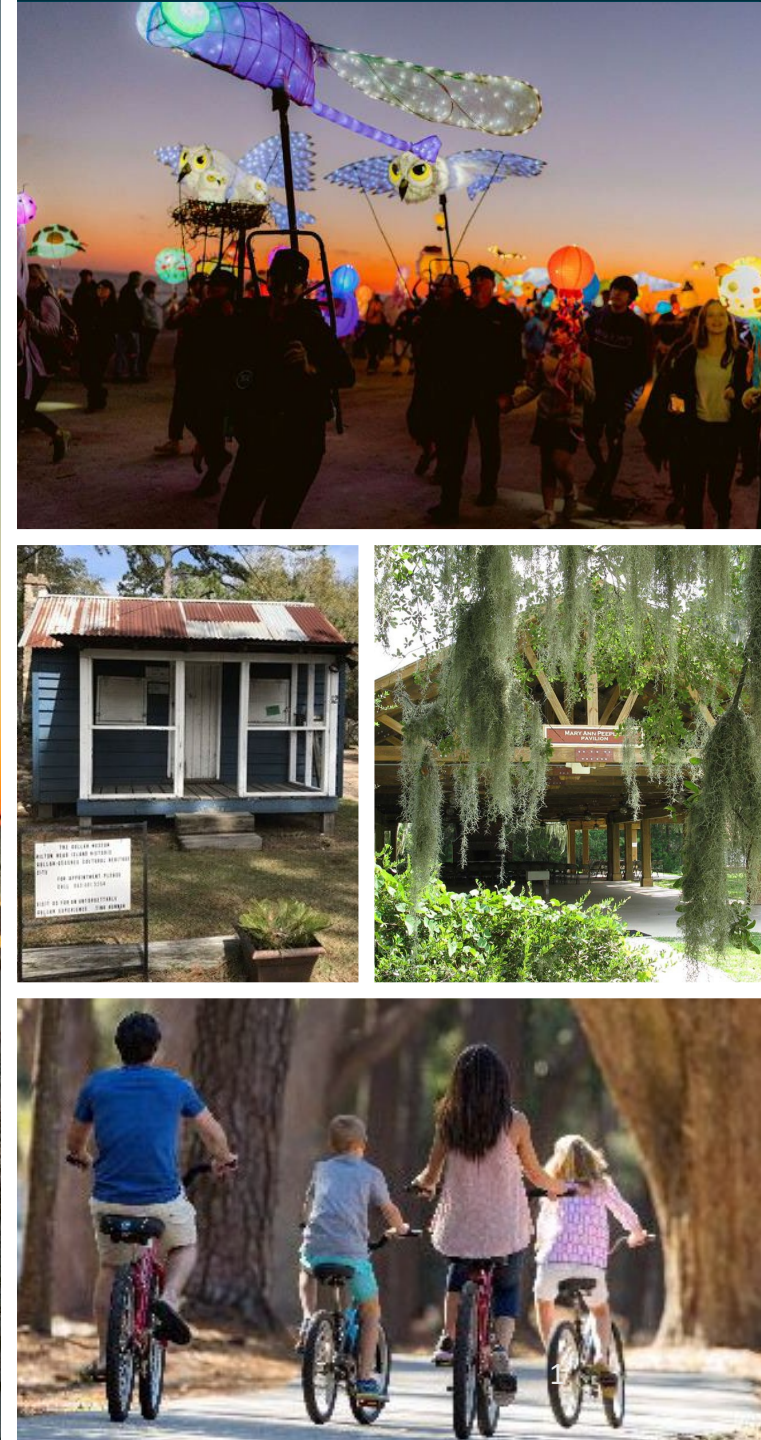
Town Council Workshop District Plans

September 24, 2024



Town Council Workshop District Plans

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Agenda



1. District Planning Generally
 - What is District Planning
 - Overview of Hilton Head Island District Planning
 - Planning Foundations for District Plans
 - Creating the Island Master Plan
 - Review of an Example District Plan
2. Review Hilton Head Island District Plans
 - Theme
 - Aspirations
 - Character
 - Focus Areas
 - Vision
3. Next Steps



District Planning Generally



1. Blueprint for preservation and evolution of area
2. Established through collaboration between local government, stakeholders, and community members
3. Integrate with approved Town Plans
4. Creates a vision for conservation, land use, scale and character of the built environment, infrastructure investment, zoning regulations, and other programs and policies that impact the future of the district
5. Establishes actions that enhance livability, promote economic vitality, preserve cultural heritage, and foster a unique sense of identity and belonging



District Plan Foundation & Inputs



District Plan Drafts



Public Engagement



Island-wide Growth
Framework and Master
Plan Assembly/Adoption



District Plan Integration with Our Plan



1. Growth Framework, Future Land Use, and District Plans – referred to collectively as the Island Master Plan – will be the land use extension of the Our Plan vision and goals
2. Island Master Plan will connect the goals of the Comprehensive Plan with district level planning policy
3. No future land use policy or mapping included in the 2020 Our Plan

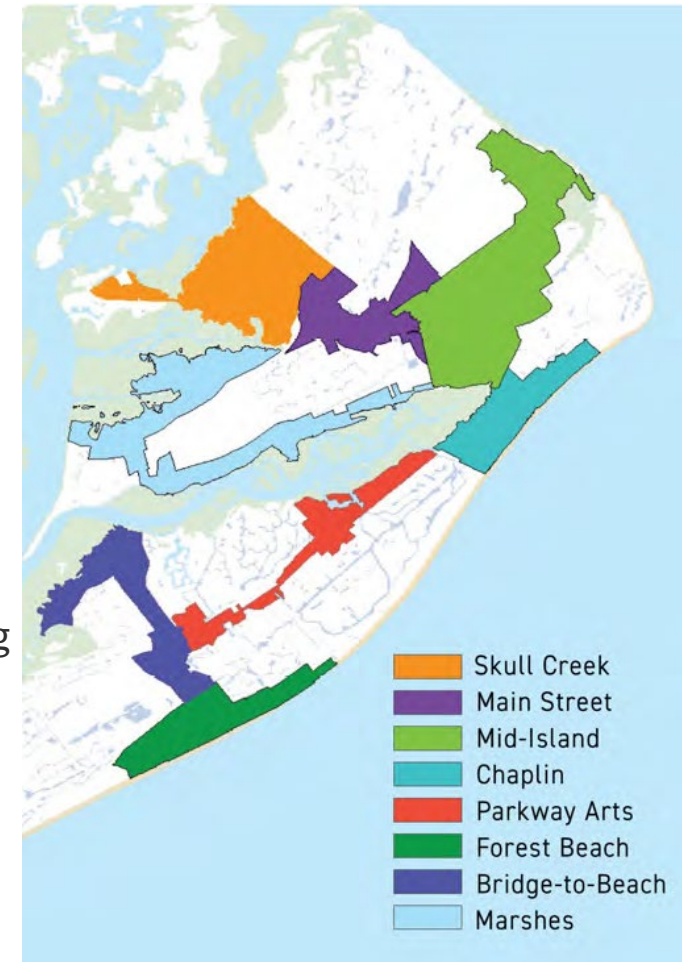




District Areas & Plans



1. Focus on areas outside of the master planned communities
2. Eight districts comprise approximately 30% of the island
 - Skull Creek
 - Bridge to Beach
 - Marshes
 - Parkway Arts
 - Chaplin
 - Main Street
 - Forest Beach
 - Mid-Island (2022)
3. Each district plan:
 - Establishes a character, theme, & vision that is unique to the district
 - Reviews the district history and culture
 - Examines existing conditions and trends
 - Examines priority focus areas that advance district planning in the near term
 - Identifies the strengths, opportunities, aspirations, and results (S.O.A.R) impacting the district
 - Creates a framework for preservation and growth, a future land use map, and recommended actions that activate the district vision





District Areas & Plans



Each district plan analyzes the ten required comprehensive planning elements mandated by the State of South Carolina in the Comprehensive Planning and Enabling Act

- Population
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Economic Development
- Priority Investment
- Resilience
- Parks & Recreation (Town Element)



Next Steps



1. Public Engagement

- Meetings, surveys, Gullah-Geechee Task Force, Planning Commission, and other Town committees

2. Refine District Plans

- Theme
- Character
- Vision
- Aspirations
- Strengths, Opportunities, Aspirations, & Results
- Existing Conditions
- Recommendations
- Focus Areas

3. Complete Island Master Plan

- District Plans
- Growth Framework Map
- Future Land Use Map



Town of Hilton
Head Island
Beaufort County, SC



**CONSERVATION
& GROWTH
FRAMEWORK**

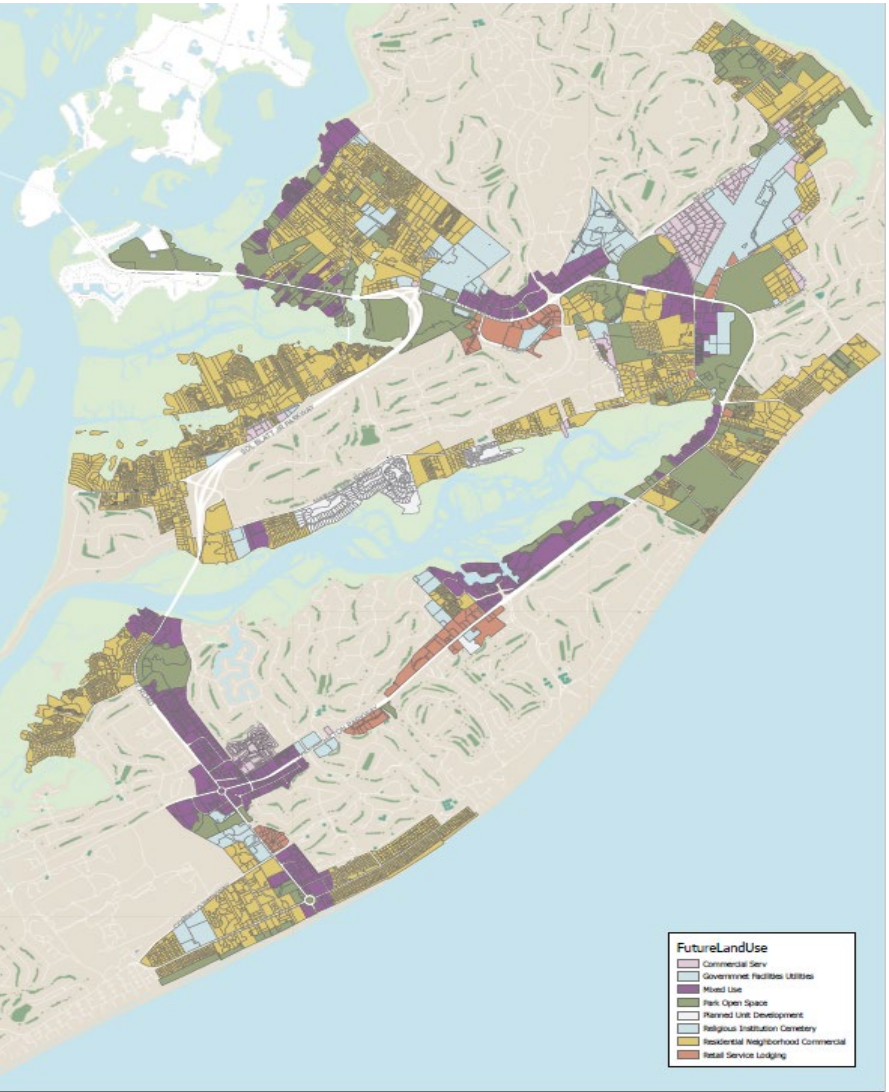
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LEGEND

- Areas and Edges**
- Water
 - Marsh
 - Parks/Public Open Space
 - Land
 - Ocean Frontage

- Growth Management Areas**
- Primary Centers
 - Secondary Centers

- Streets**
- Major or Minor Arterial
 - Other Streets



- FutureLandUse**
- Commercial Serv
 - Government Facilities/Utilities
 - Mixed Use
 - Park/Open Space
 - Planned Land Development
 - Religious/Institutional/Cemetery
 - Residential Neighborhood Commercial
 - Retail Service Lodging



**DRAFT
Hilton Head Island
Future Landuse Categories**





Next Steps



5. Adopt Island Master Plan

- Town Council Workshop
- Public Engagement
- Planning Commission
- Legislative Adoption

September

- Town Council District Plan Workshop

October, November, January, February

- Public Meetings & Surveys

March - June

- Public Review Approval

6. Land Management Ordinance Update



Example District Plan – Skull Creek



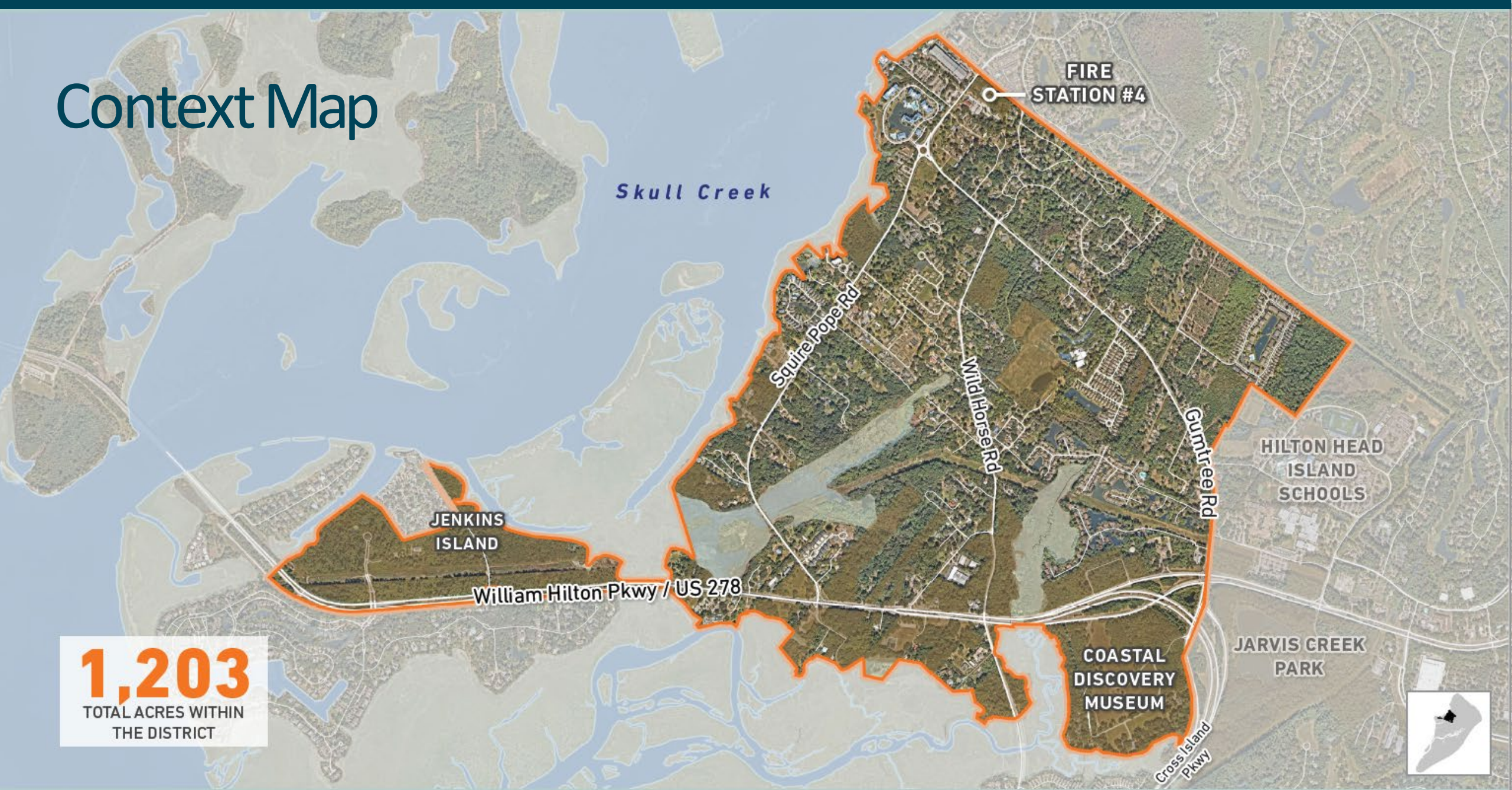
DISTRICT PLAN	
Skull Creek	
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DISTRICT PLANNING PROCESS	10
SKULL CREEK VISION	12
THEME AND CHARACTER	14
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EXISTING CONDITIONS ANALYSIS	16
RECOMMENDATIONS	32

Districts Review

- Skull Creek
- Bridge to Beach
- Marshes
- Parkway Arts
- Chaplin
- Main Street
- Forest Beach
- Mid-Island – Adopted November 1, 2022



Context Map



1,203
TOTAL ACRES WITHIN
THE DISTRICT

Theme



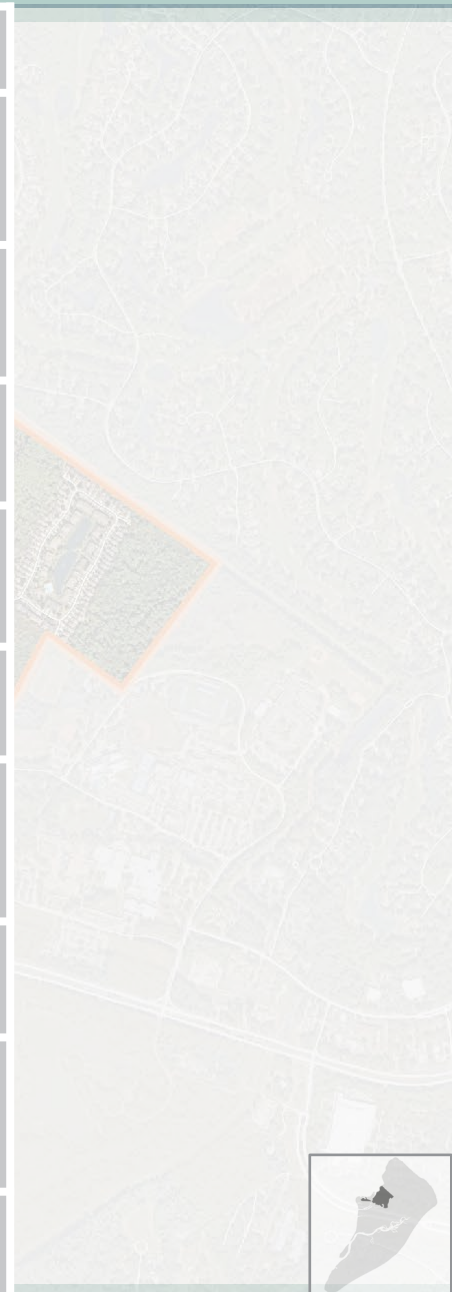
Character



District Stats

- Youngest population at 37.4 years old and an average household size of 2.6
- Holds the oldest commercial real estate on the Island
- With 30 acres susceptible to market-driven redevelopment, it covers 2.4% of the district.

TOTAL ACRES	1,203	3 of 8 Districts
POPULATION (NIGHT)	3,301	2 of 8 Districts
POPULATION (DAY)	2,449	3 of 8 Districts
TOTAL HOUSING UNITS	1,366	4 of 8 Districts
MEDIAN AGE	37.4	1 of 8 Districts
MEDIAN HOUSEHOLD INCOME	\$58,400	7 of 8 Districts
% SHARE OF ISLAND JOBS	4%	6 of 8 Districts
TOP 3 LAND USES	1. Residential 2. Other/Vacant 3. Public and Civic	
ACTIVE SHORT-TERM RENTALS	3	7 of 8 Districts
WATER FRONTAGE (MILES)	5.67	3 of 8 Districts
TOWN OWNED PROPERTY (TOTAL/PUBLIC PARK ACRES)	298/93	3 of 8 Districts



The Vision

The future of the Skull Creek District will celebrate its waterfront, business and commercial development, protect its environmentally sensitive sites and edges, and continue to evolve as a family-oriented neighborhood. The district continues to be a medium density residential community with more waterfront uses that embrace its rich cultural history, reliance on the fishing industry, and presence on and connection to Skull Creek. The Skull Creek District will always be the Island's gateway with a harmonious blend of natural beauty and historical significance.

Aspiration

The theme of the Skull Creek district revolves around a harmonious balance between modern development, environmental protections, and cultural preservation. The character of the district encompasses the unique identity and sense of place that defines the district. Shaped by a combination of historical, cultural, architectural, and natural elements, the Skull Creek District reflects the collective history, heritage, and character of the built environment.

The district serves ...

- Residents, predominantly young families
- Marina and waterfront users
- Hilton Head Plantation residents and employees
- Hilton Head Island Public School students, parents, and employees
- Employers and employees that live and/ or work in the area
- Commuters living outside of the area

We should work to preserve ...

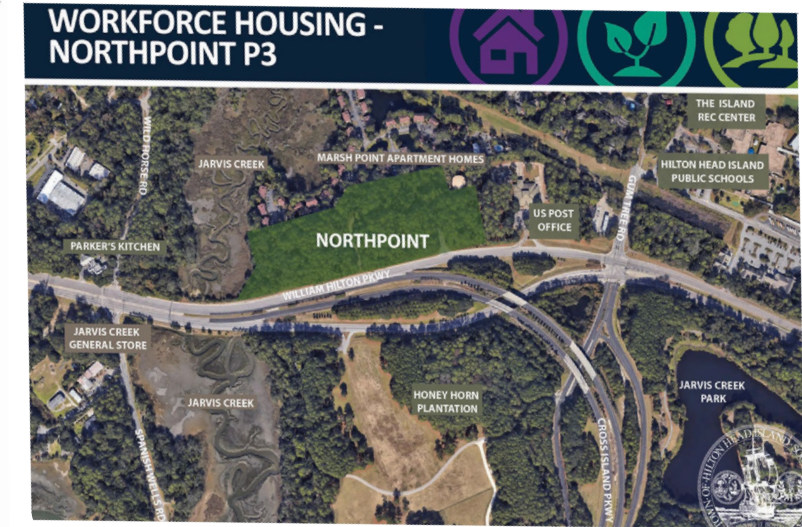
- Existing Historic Neighborhood character and cultural assets
- A variety of housing types and affordability, including workforce housing
- Water quality of waterways, marshes, and wetlands
- Neighborhood parks
- Existing uses and businesses

We can better activate ...

- Residential development
- Existing and new businesses and opportunities for entrepreneurs
- Connected open space
- Connections to district culture
- Workforce housing
- Cultural preservation through Gullah Geechee Trail Wayfinding
- Streetscape improvements and redevelopment of existing sites
- Safe Routes to School
- Public marsh and creek access
- Water quality, resilience planning, and wetland mitigation
- Young Family Living Environment

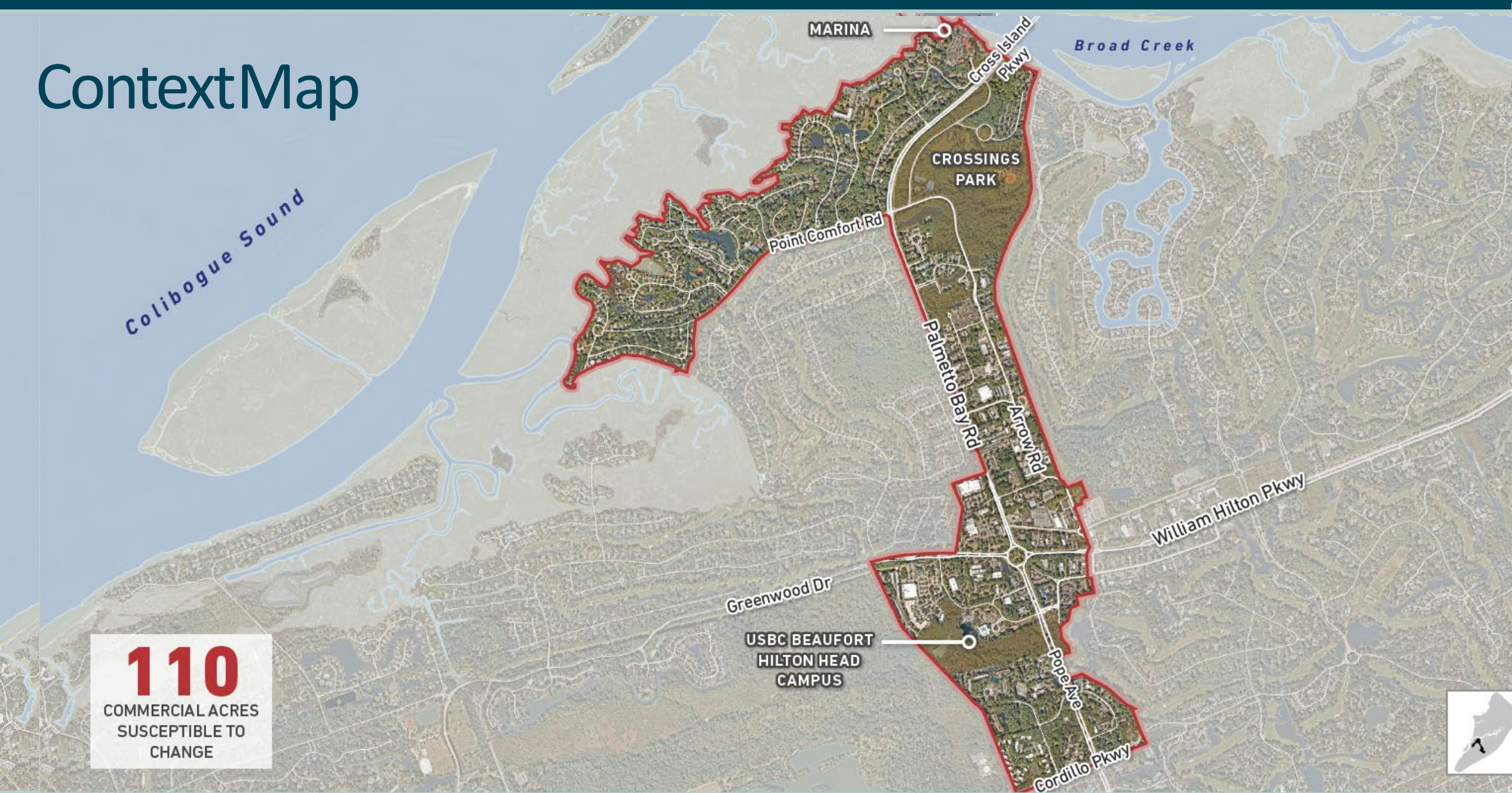
Focus/Study Areas

- William Hilton Parkway Gateway Corridor
- Taylor Family Park
- Northpoint Workforce Housing Public Private Partnership
- Housing supporting young families

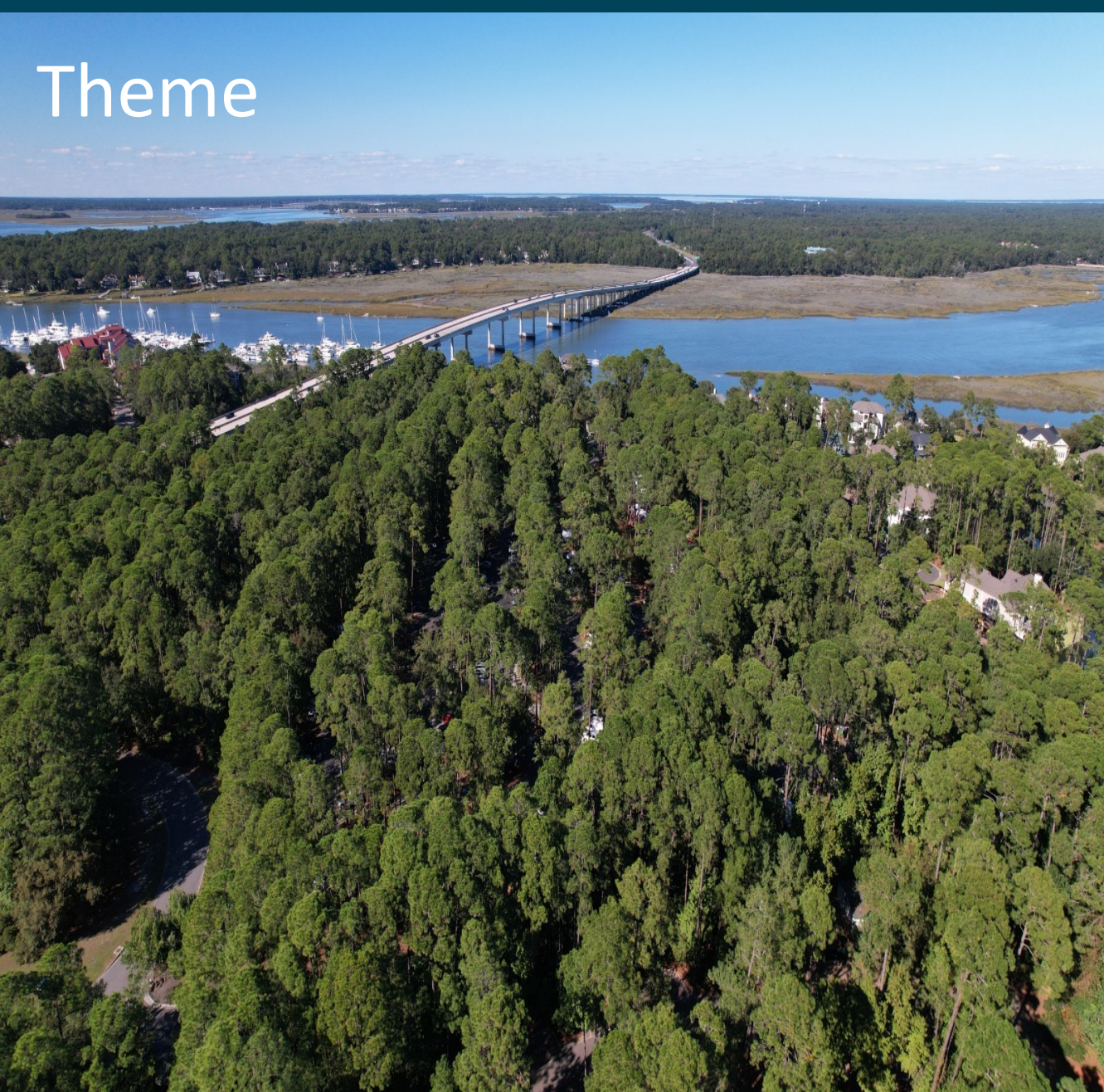




ContextMap



Theme





District Stats

- The District is the Island's main job base with 500 businesses and over 5,000 jobs, the highest among 8 districts.
- Approximately 110 acres are susceptible to change in this district.
- Aging office buildings are more prone to redevelopment, but office space demand remains strong.

TOTAL ACRES	755	4 of 8
POPULATION (NIGHT)	850	7 of 8 Districts
POPULATION (DAY)	4,133	2 of 8 Districts
TOTAL HOUSING UNITS	542	7 of 8 Districts
MEDIAN AGE	55.3	7 of 8 District
MEDIAN HOUSEHOLD INCOME	\$69,715	6 of 8 Districts
% SHARE OF ISLAND JOBS	15%	1 of 8 Districts
TOP 3 LAND USES	1. Residential 2. Commercial 3. Other/Vacant	
ACTIVE SHORT-TERM RENTALS	21	5 of 8 Districts
WATER FRONTAGE (MILES)	3.21	5 of 8 Districts
TOWN-OWNED PROPERTY (TOTAL/PUBLIC PARK ACRES)	139/87	4 of 8 Districts

The Vision

The Bridge to Beach District is the gateway to the south end of the Island, with the Charles E. Fraser Bridge seamlessly connecting the Island's north to its southern shores. The future of the district will support the transformation of aging commercial buildings into a vibrant, dynamic residential mixed-use district that nurtures local talent, artists, and entrepreneurs. Strengthening natural environment, recreation, and the USCB-Hilton Head Island Campus opportunities.

Aspiration

The theme of the Bridge to Beach District revolves around a harmonious balance between modern development, environmental protections, and education. The character of the district incorporates green building practices and sustainable infrastructure into redevelopment plans and envisions mixed-use spaces with flexible layouts that can accommodate various types of businesses to foster a lively and eclectic commercial environment.

The district serves ...

- The diverse businesses in the district, their employees, and their customers
- Food and beverage industry, students, visitors and residents
- Park and marina facility users
- Boat landing users
- Multiple church congregations

We should work to preserve ...

- Educational Facility
- Naturally occurring affordable housing
- Access to Newhall Nature preserve
- Quality of public recreational facilities
- Public access to waterways
- Full-time residential communities

We can better activate ...

- Access as well as roadway/gateway improvements, including Sea Pines Circle
- Arrow Road as a place of mixed-use through park and pathway connections
- Aging commercial buildings that are susceptible to change
- Trolley access through expansion of service
- Housing opportunities

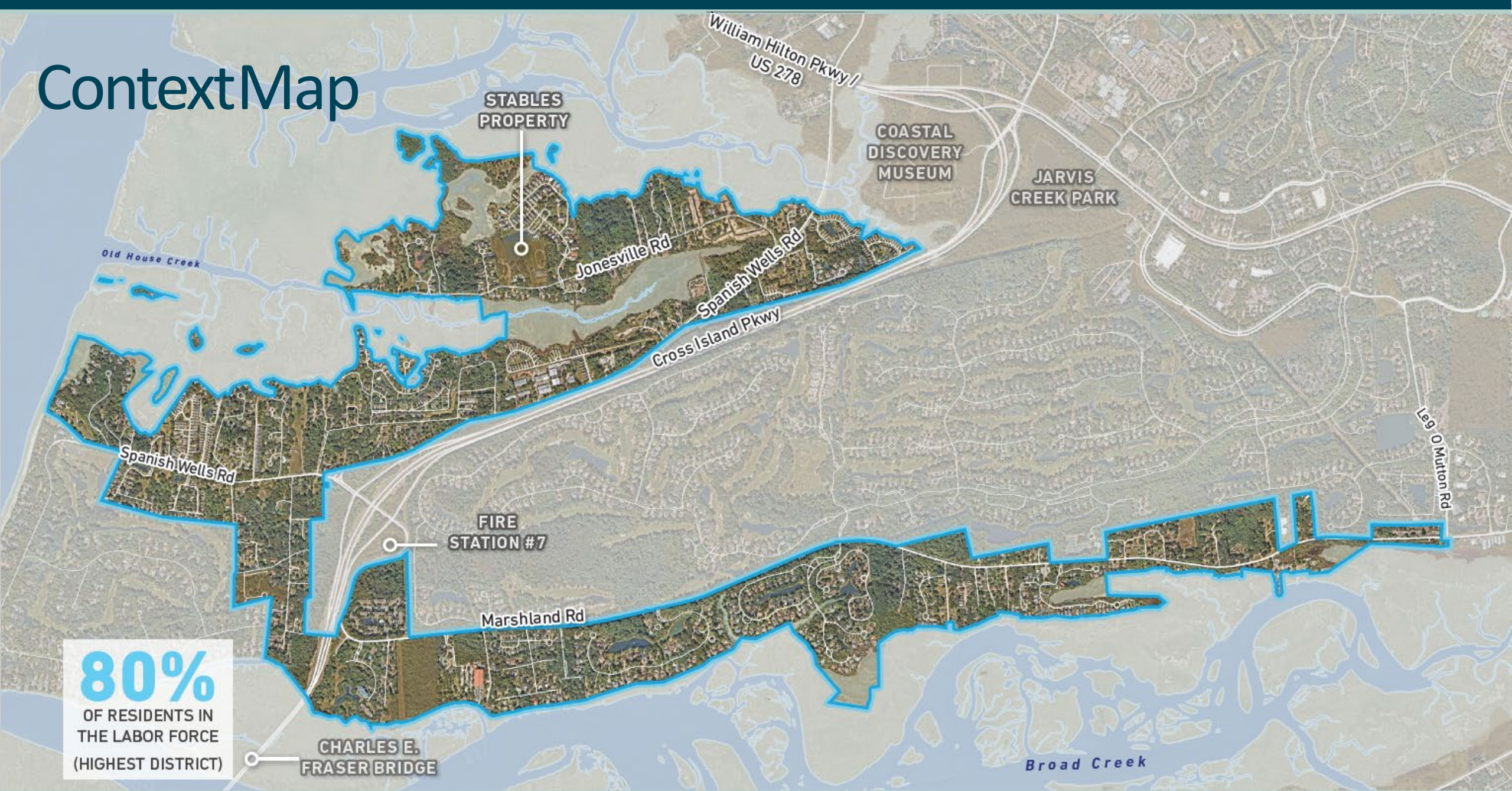
FOCUS/STUDY AREAS

- Crossings Park & Bristol Sports Arena Improvements
- Palmetto Bay/ Arrow Road Corridor Reimagined
- Pope Avenue/Palmetto Bay multimodal systems



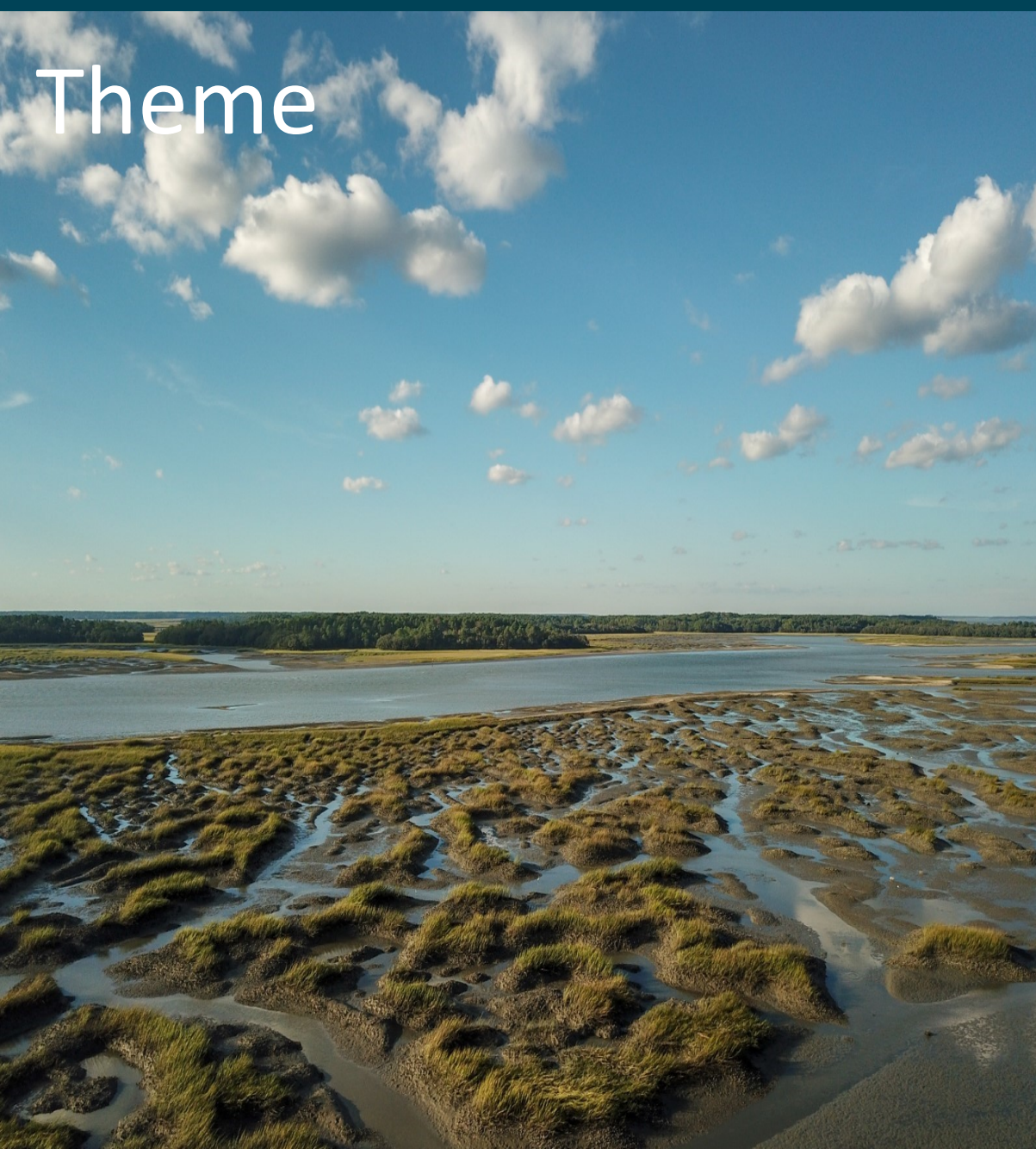


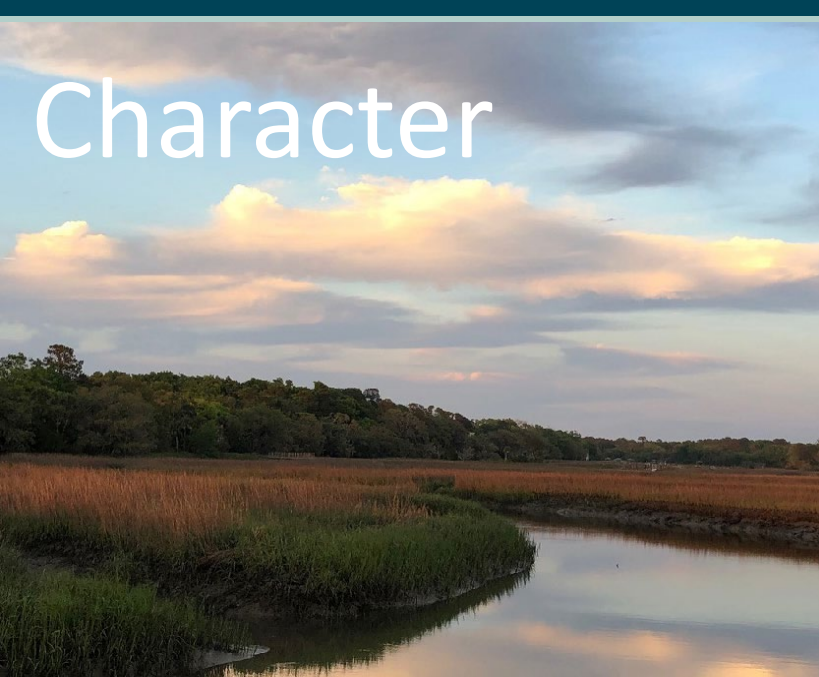
ContextMap



80%

OF RESIDENTS IN
THE LABOR FORCE
(HIGHEST DISTRICT)





Character



District Stats

- The District holds about 2,400 residents, only around 6% of the Island's total, but has more full- time residents compared to other parts of the Island.
- There are no major parks and limited park access in the District, excluding Old School House Deck and Beaufort County boat landing.
- 80% of District residents are part of the labor force, which is the highest of all 8 Districts.

TOTAL ACRES	1,235	2 of 8 Districts
POPULATION(NIGHT)	2,474	3 of 8 Districts
POPULATION(DAY)	2,095	5 of 8 Districts
TOTAL HOUSING UNITS	1,120	5 of 8 Districts
MEDIAN AGE	40.5	2 of 8 Districts
MEDIAN HOUSEHOLD INCOME	\$118,075	7 of 8 Districts
% SHARE OF ISLAND JOBS	3%	4 of 8 Districts
TOP 3 LAND USES	1. Residential 2. Other/Vacant 3. Public and Civic	
ACTIVE SHORT-TERM RENTALS	12	6 of 8 Districts
WATER FRONTAGE (MILES)	10.65	1 of 8 Districts
TOWN-OWNED PROPERTY (TOTAL/PUBLIC PARK ACRES)	41/1.9	8 of 8 Districts

The Vision

The future of the Marshes District will protect the marshes, its heritage, and allow the community to evolve in a pattern that is more reflective of its character and past. The district will remain to be a low-density residential community that honors and preserves its historic neighborhoods, sites, and landmarks while focusing attention on water quality in its marshes and waterways and edges.

Aspiration

The theme of the Marshes district revolves around a harmonious balance between modern development, environmental protections, and cultural preservation. The character of the district encompasses the unique identity and sense of place that defines the district. Shaped by a combination of historical, cultural, architectural, and natural elements, the Marshes District reflects the collective history, heritage, and character of the built environment.

The district serves ...

- Full-time residents
- Native Islanders & Historic Neighborhoods
- Marina and boat landing users

We should work to preserve ...

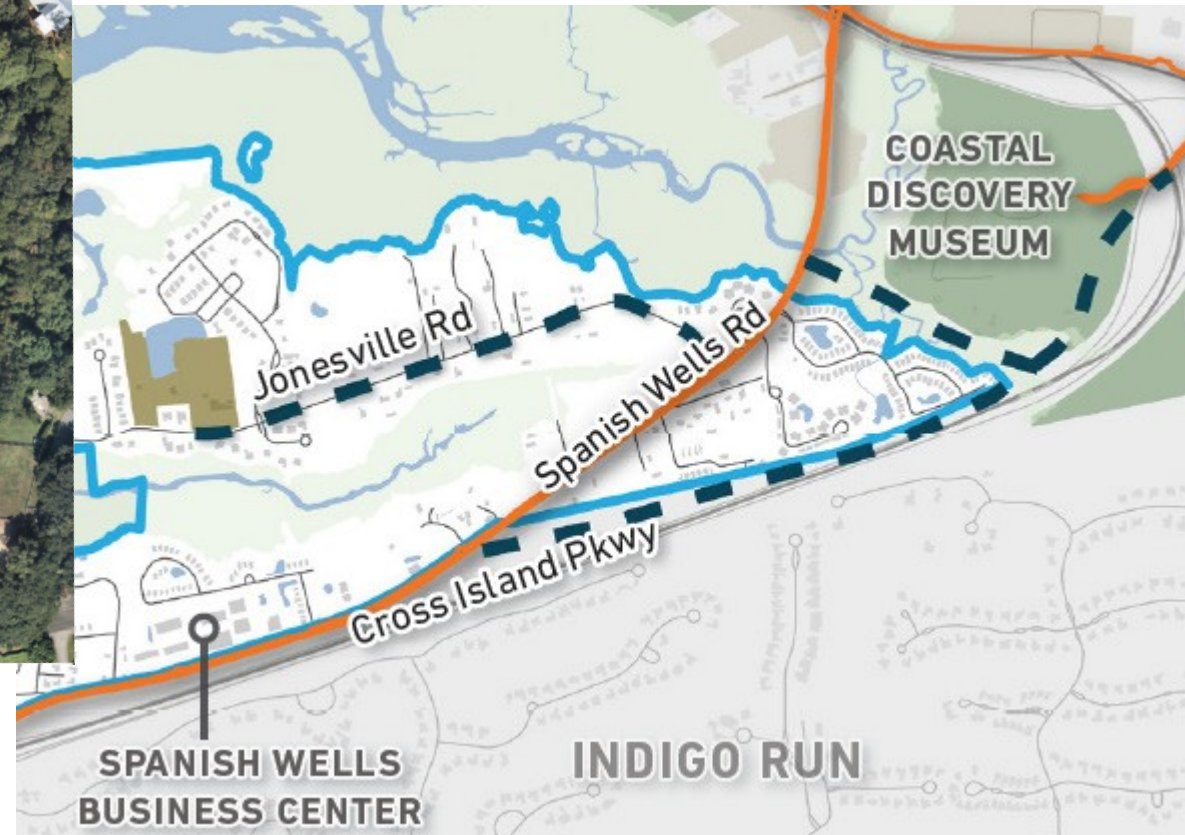
- Historic Neighborhoods/ Landmarks
- Boat landings
- Naturally occurring affordable housing units
- Water quality of waterways and marshes

We can better activate...

- Neighborhood oriented design of the district
- The Muddy Creek/ Bryant Road neighborhood area
- Gullah Geechee Community Development Corporation
- Marsh front amenities including parks
- Public open space
- Aging commercial/ Spanish Wells Rd. commercial area
- Existing pathways through improvement and connection
- Cultural preservation

Focus/Study Areas

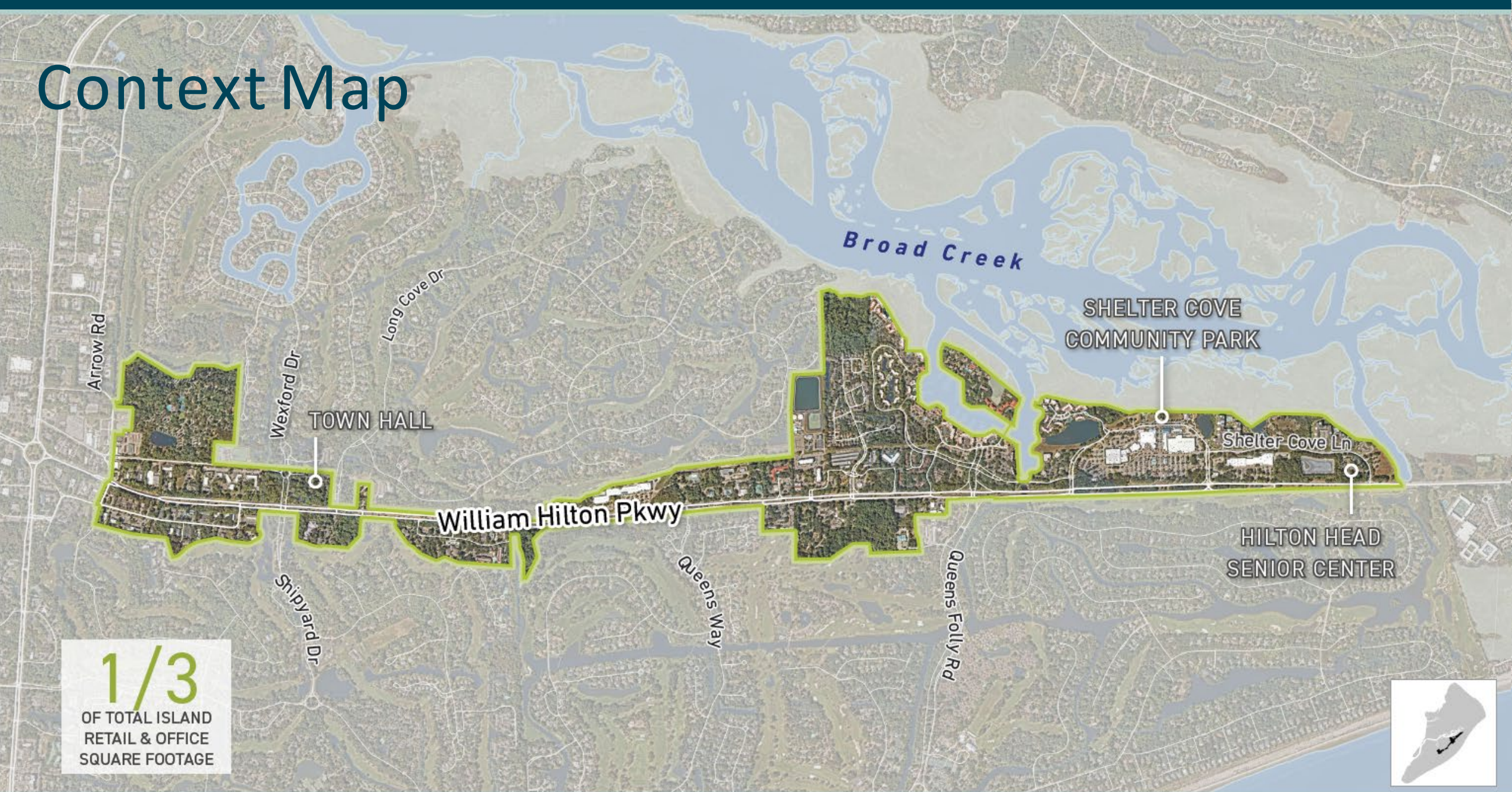
- Town-owned Paddocks Property
- Patterson Family Park
- Bryant Road Redevelopment
- Neighborhood Scale Commercial (small scale retail)





Context Map

1/3
OF TOTAL ISLAND
RETAIL & OFFICE
SQUARE FOOTAGE



Theme



Character



District Stats

- Dunnagans Alley and Park Lane offer re-investment opportunities with alternative business access.
- District has 1/3 of total Island retail/office square footage.
- Most jobs are in the service sector, centered around Fresh Market Shoppes and Shelter Cove Towne Center.
- Full-time population in the District has declined by 1.5% annually since 2020.

TOTAL ACRES	576	8 of 8 Districts
POPULATION (NIGHT)	426	8 of 8 Districts
POPULATION(DAY)	1,988	6 of 8 Districts
TOTAL HOUSING UNITS	375	8 of 8 Districts
MEDIAN AGE	53.3	5 of 8 Districts
MEDIAN HOUSEHOLD INCOME	\$109,393	3 of 8 Districts
% SHARE OF ISLAND JOBS	11%	4 of 8 Districts
TOP 3 LAND USES	1. Commercial 2. Residential 3. Public and Civic	
ACTIVE SHORT-TERM RENTALS	67	4 of 8 Districts
WATER FRONTAGE (MILES)	3.23	4 of 8 Districts
TOWN OWNED PROPERTY (TOTAL/DEVELOPABLE ACRES)	92/15	6 of 8 Districts

The Vision

The future of the Parkway Arts District will be enhanced by pursuing Cultural District designation from the South Carolina Arts Commission, bringing a spotlight to this thriving arts community, while supporting its location on Broad Creek and one of the main centers on the Island. The Parkway Arts District remains a medium to high intensity mixed use hub made up of residential, commercial, marina, shops, restaurants, and entertainment venues. It also serves as the Island's anchor for arts and culture having the Arts Center for Coastal Carolina and the Shelter Cove Cultural Trail.

Aspiration

The theme of the Parkway Arts District revolves around an interwoven connection of modern development, environmental protections, and creativity. The unique identity and sense of place that defines area creates the district's character. Shaped by a combination of historical, cultural, architectural, artistic, and natural elements, the Parkway Arts District reflects an artistic expression of collective history, heritage, and character of the built environment.

The district serves ...

- Residents and visitors
- Recreation users of the pathways and parks
- Community members that utilize the gathering places at parks, playgrounds, celebrations, firework viewing, and community market
- Arts community
- Multiple church congregations
- Civic users of the local government's various location in the district
- Shoppers and office tenants

We should work to preserve ...

- Connection to and visibility of Broad Creek through Town-owned land and privately operated marina/harbor
- Naturally occurring affordable housing
- Historical sites and landmarks

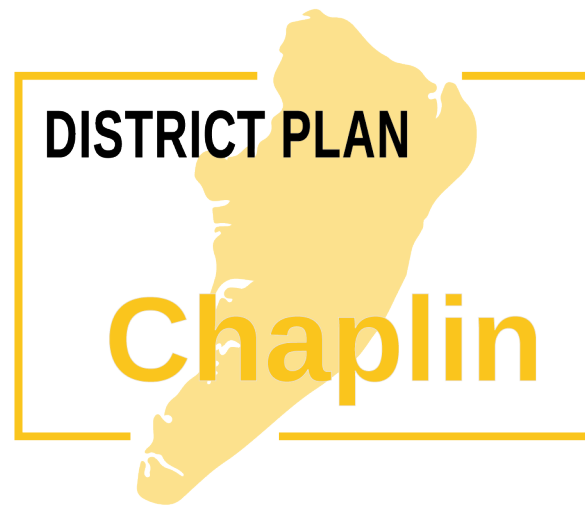
We can better activate...

- Cultural District designation from the South Carolina Arts Commission for part of this district (Shelter Cove/Arts Center along pathway to new Trailhead)
- Existing public art engagement through the expansion of locations
- The trolley network through the encouragement of its use by visitors and residents alike
- The diversity of land usage in close connected areas
- Streetscape that includes visibility of pedestrians and businesses
- New Orleans Rd. pathway connectivity improvements
- Dunnagan's Alley streetscape improvements

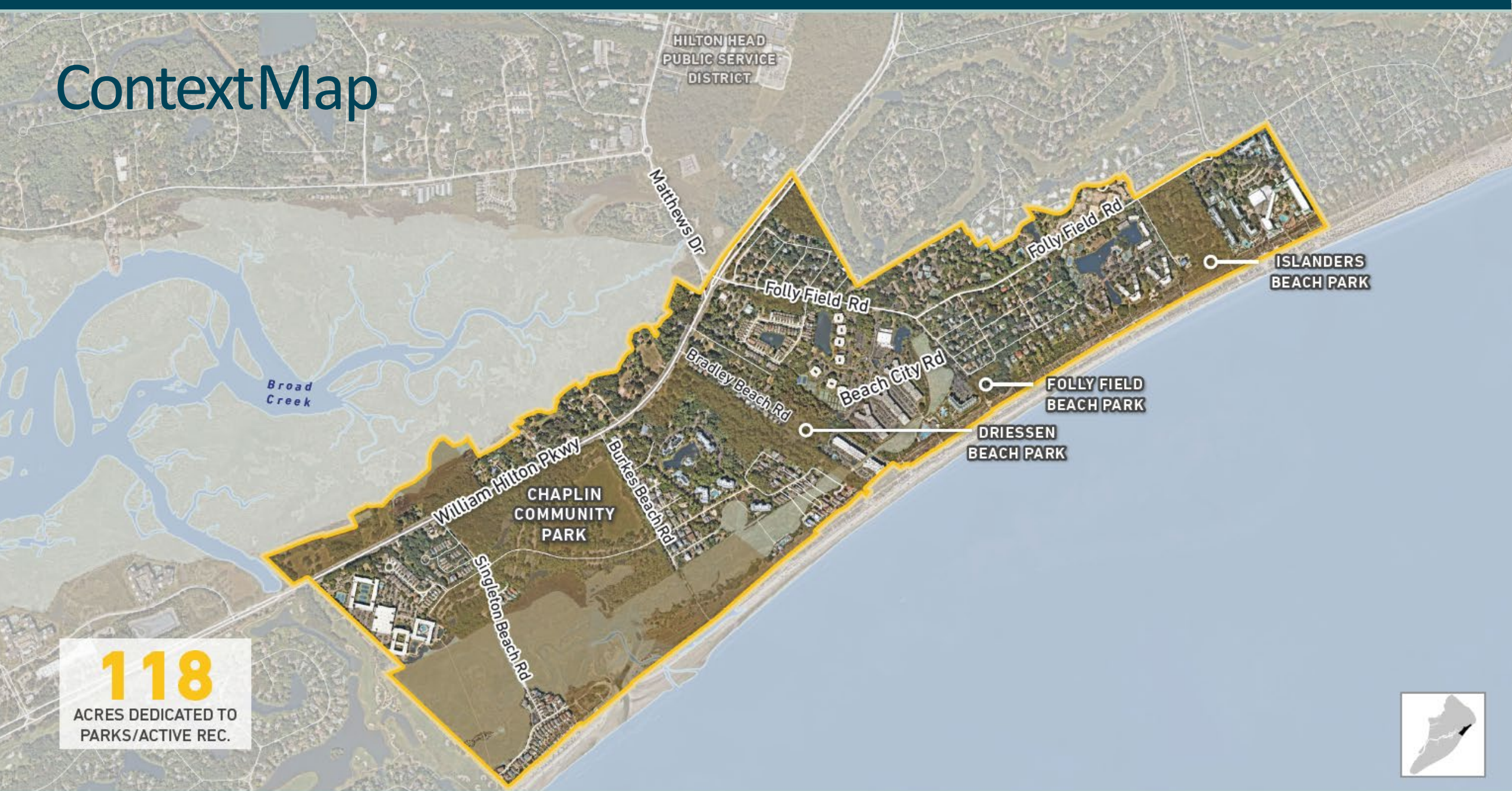
Focus/Study Areas

- Dunnagan's Alley Streetscape
- SC Cultural District Designation





ContextMap



Theme



Character



District Stats

- Chaplin Community Park is the District's recreational hub, offering beachfront access, basketball courts, and multi-purpose fields.
- The District includes Driessen, Folly Field, and Islanders Beach Parks, with beach access at Folly Field and Driessen.
- Nearly half of the District (46%) is residential, with 52% of that being multi-family housing, one of the Island's largest clusters.

TOTAL ACRES	601	7 of 8 Districts
POPULATION (NIGHT)	914	5 of 8 Districts
POPULATION (DAY)	1,926	7 of 8 Districts
TOTAL HOUSING UNITS	2,134	2 of 8 Districts
MEDIAN AGE	46.3	4 of 8 Districts
MEDIAN HOUSEHOLD INCOME	\$69,862	4 of 8 Districts
% SHARE OF ISLAND JOBS	2%	8 of 8 Districts
TOP 3 LAND USES	1. Residential 2. Public and Civic 3. Other/Vacant	
ACTIVE SHORT-TERM RENTALS	1334	2 of 8 Districts
WATER FRONTAGE (MILES)	6.3	2 of 8 Districts
TOWN OWNED PROPERTY (TOTAL/PUBLIC PARK ACRES)	212/118	2 of 8 Districts



The Vision



The future of the Chaplin District envisions reinvestment in the beach parks that define the district and development that is respectful of neighborhood scale. The Chaplin District celebrates connections to the waterfront including the Atlantic Ocean, Folly tidal creek and Broad Creek. It is a dense residential neighborhood anchored by Chaplin Community Park and the many beach parks that support its residents and visitors.

Aspiration

The theme of the Chaplin District revolves around preserving its unique identity rooted in historical, cultural, and natural elements. The character of the district encompasses the unique identity and sense of place that defines the district. Shaped by a combination of historical, cultural, and natural elements, the Chaplin District reflects the collective history, heritage, and character of the built environment.

The district serves ...

- Beach neighborhoods
- Residents
- Resorts and visitors
- Limited businesses
- Park users
- Travelers through the district- pedestrians, cyclists and drivers

We should seek to preserve ...

- Historic landmarks within the districts
- Beach and park access, amenities and parking
- Protect the Folly tidal creek
- Views of Broad Creek and green space on William Hilton Parkway through Town-owned properties

We can better activate ...

- Mixture of home styles keeps this area feeling like a quaint beach town with a relaxed coastal vibe
- Chaplin Park Upgrades- soccer, dog park, tennis
- Sustainable beaches and amenities
- Linear parks and trails
- Existing crossing point for pedestrians on major roadways to create safer connections

Focus/Study Areas

- Chaplin Park Improvements
- Chaplin Linear Park
- Folly Field Beach Park Improvements





ContextMap



Theme





District Stats

- The District holds nearly a quarter of the Island's retail and office space.
- It has one of the highest business counts, leading to a larger daytime population than the rest of the Island.
- The public-school campus and Hilton Head Hospital make it an institutional hub, with 2,770 health care jobs.

TOTAL ACRES	665	5 of 8 Districts
POPULATION (NIGHT)	860	6 of 8 Districts
POPULATION (DAY)	6,359	1 of 8 Districts
TOTAL HOUSING UNITS	549	8 of 8 Districts
MEDIAN AGE	59.9	8 of 8 Districts
MEDIAN HOUSEHOLD INCOME	\$109,293	2 of 8 Districts
% SHARE OF ISLAND JOBS	12%	2 of 8 Districts
TOP 3 LAND USES	1. Public and Civic 2. Commercial 3. Residential	
ACTIVE SHORT-TERM RENTALS	0	8 of 8 Districts
WATER FRONTAGE	0	8 of 8 Districts
TOWN-OWNED PROPERTY (TOTAL/PUBLIC PARK ACRES)	109/68	5 of 8 Districts

The Vision

The Main Street District serves as the Island's educational and medical epicenter which is home to the Beaufort County Hilton Head Island School system, Hilton Head Branch of the Beaufort County Library, and Hilton Head Regional Medical Center. The future of the Main Street District includes sustaining and expanding the healthcare services while re-imagining Main Street as a walkable, mixed-use center supporting residents of the district and its surroundings. In addition to these essential services, the thriving shopping centers will continue to play a vital role in the district's identity.

Aspiration

The theme of the Main Street District revolves around a harmonious balance between institutional, commercial, and residential elements. The character of the district encompasses the unique identity and sense of place that defines the district. The Main Street District reflects a commitment to preserving its residential charm while embracing thoughtful growth and innovation. It highlights the importance of safe connectivity, supporting local businesses, and protecting historic affordable housing neighborhoods.

The district serves ...

- Students and families that attend the public schools and or use the Island Recreation Center
- Residents, including assisted living
- Park users
- Community institutions such as the library and hospital and their visitors
- Businesses and services located in the district and their patrons

We should seek to preserve ...

- Stormwater systems linking to Jarvis Park/Lake Liggett
- Secondary road access to avoid William Hilton Parkway
- connectivity
- Wetlands within the district
- Existing businesses

We can better activate ...

- Pathway connections
- Local businesses with unique character
- Streetscaping and beautification
- Good location for green spaces and gathering spaces created through creating small parks, green spaces along the path, and cleaning up medians
- Mixed use both horizontal and vertical in different locations in the district
- Prime locations for workforce housing near schools and hospitals
- Town-owned old Modern Classic Motors site, property on Leg-O'Mutton and Jarvis Park
- Jarvis Park improvements
- Multi-modal improvements
- Main Street improvements

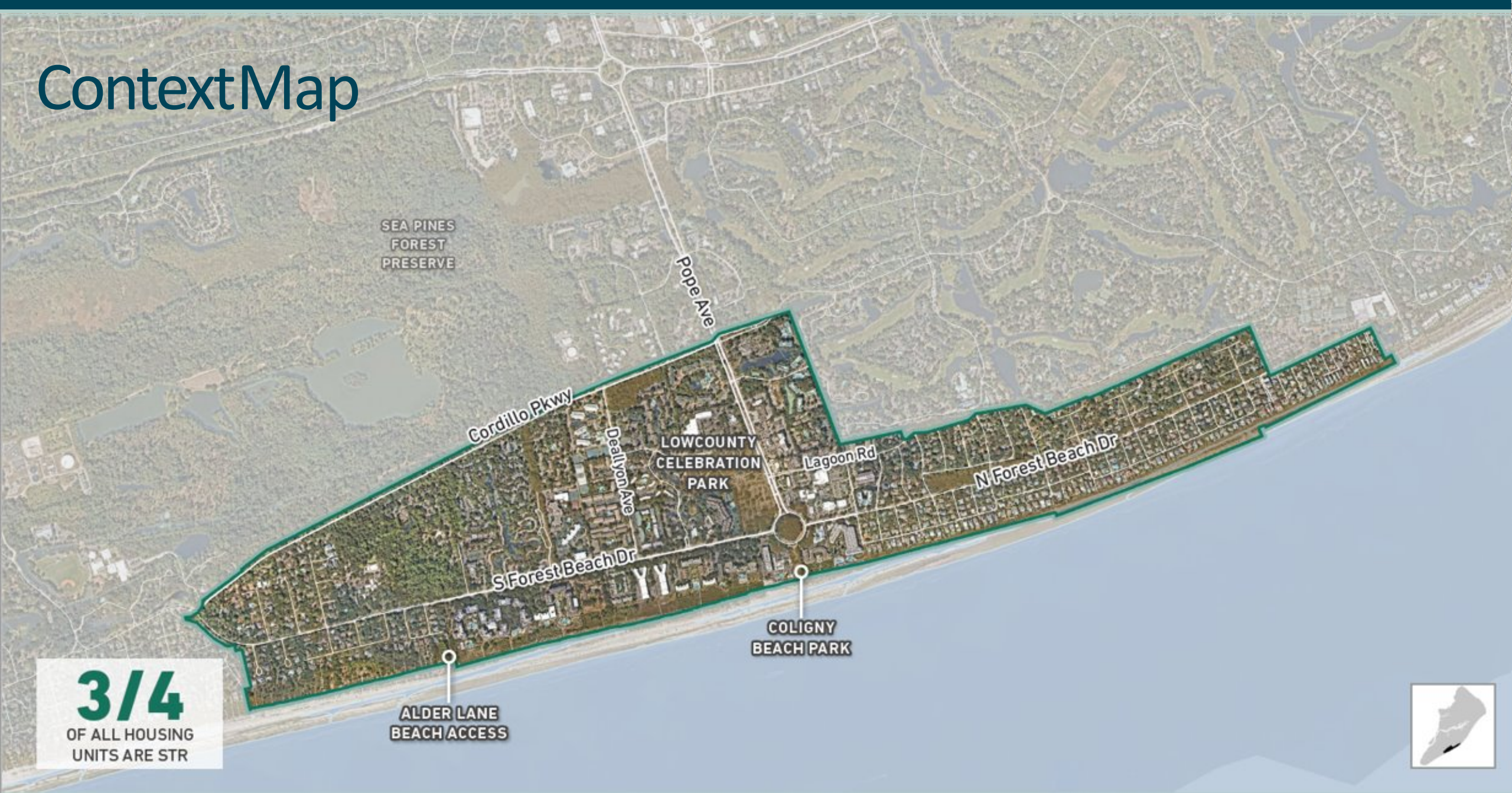
Focus/Study Areas

- Modern Classic Motors Town-owned Property
- Main Street Multimodal Improvements





ContextMap



Theme



Character



District Stats

- Three out of every four units in the District are short-term rentals (STR), with most a concentration on the eastern waterfront. It holds one-fourth of all STRs on the Island.
- Coligny Plaza Shopping Center is the retail heart of the District, with 11 acres of shops, restaurants, and open-air plazas.

TOTAL ACRES	614	6 of 8 Districts
POPULATION (NIGHT)	1,334	2 of 8 Districts
POPULATION (DAY)	2,261	3 of 8 Districts
TOTAL HOUSING UNITS	2,735	1 of 8 Districts
MEDIAN AGE	53.3	6 of 8 Districts
MEDIAN HOUSEHOLD INCOME	\$68,016	5 of 8 Districts
% SHARE OF ISLAND JOBS	6%	5 of 8 Districts
TOP 3 LAND USES	1. Residential 2. Public and Civic 3. Commercial	
ACTIVE SHORT-TERM RENTALS	1817	1 of 8 Districts
WATER FRONTAGE (MILES)	2.7	6 of 8 Districts
TOWN-OWNED PROPERTY (TOTAL/PUBLIC PARK ACRES)	72.9/20.8	7 of 8 Districts

The Vision

The future of the Forest Beach District continues to support its role as the heart of the Island and main visitor destination, while respecting the mass and scale of the surrounding area with well-connected streets, pathways, and access to transit. The district will remain a dense mix of single-family residential homes, shops, restaurants, resorts, hotels, entertainment, and short-term rentals. The Forest Beach District serves as the front porch of the Island being the home of both Lowcountry Celebration Park and Coligny Beach Park, the community gathering space for the Island.

Aspiration

The theme of the Forest Beach District embodies the perfect balance of accessibility and Island charm, offering inviting spaces for residents and visitors alike. The character of the district encompasses the unique identity and sense of place that defines the district. Shaped by a combination of residential, commercial, and natural elements, the Forest Beach District emphasizes the importance of creating inviting, welcoming spaces that cater to both residents and visitors.

The district serves ...

- Resort guests/ visitors
- Beachgoers
- Community event attendees at Lowcountry Celebration Park
- Multiple church congregations
- Full-time residential communities
- Businesses and employees

We should work to preserve ...

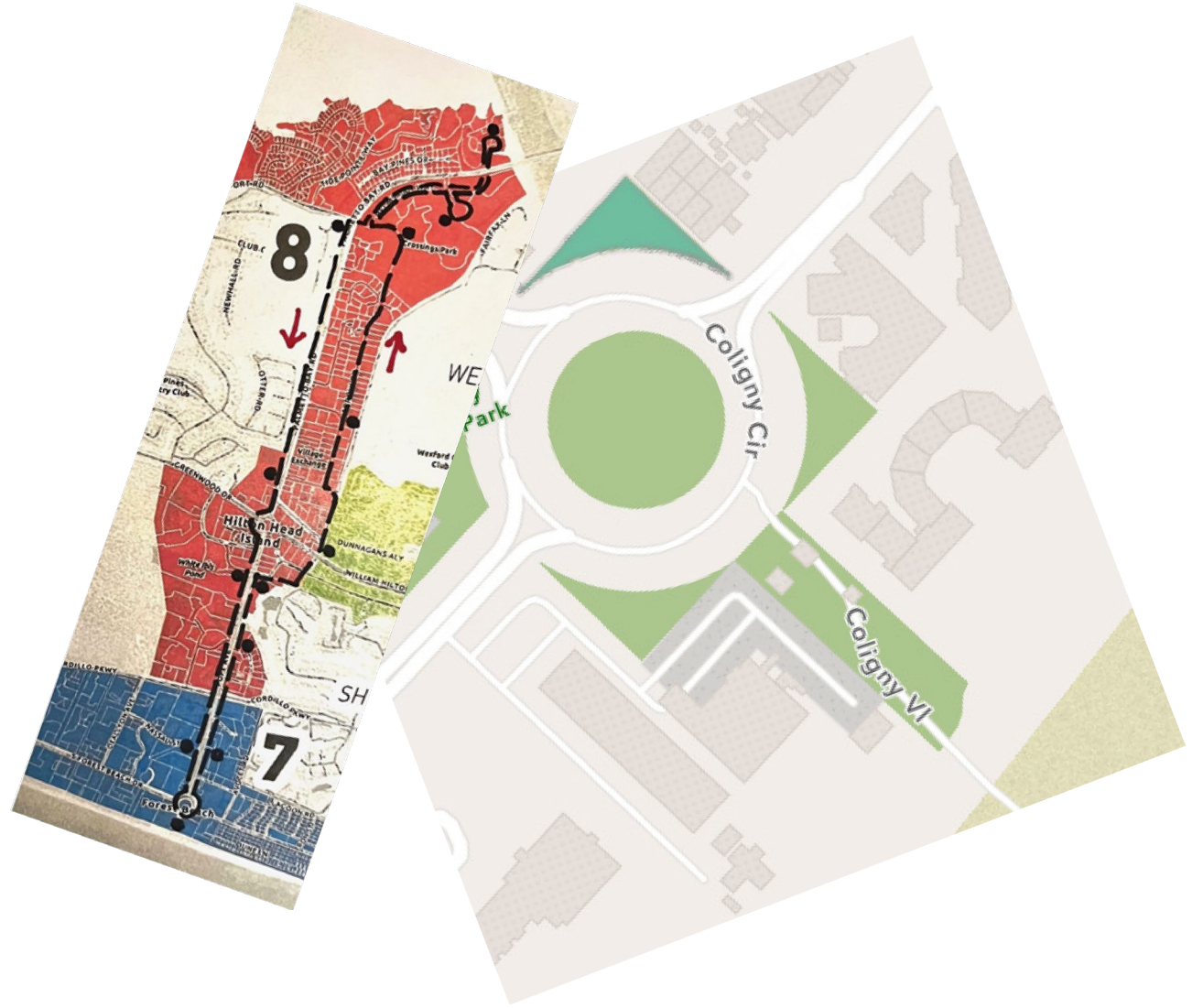
- Historical scale of housing in the South Forest Beach and North Forest Beach neighborhoods
- Beach access and parking
- Full-time residential communities
- Lowcountry Celebration Park as community gathering spot for festivals and events and play
- Beachfront commercial area businesses

We can better activate ...

- Pope Avenue Corridor
- Hub of activity in centers such as Coligny
- Improvements to aging commercial properties
- Roadway and streetscape improvements

Focus/Study Areas

- Coligny Circle Improvements
- Pope Avenue/ Palmetto Bay Amenity and Business Transit Connector
- Coligny Center





Next Steps



1. Public Engagement

- Meetings, surveys, Gullah-Geechee Task Force, Planning Commission, and other Town committees

2. Refine District Plans

- Theme
- Character
- Vision
- Aspirations
- Strengths, Opportunities, Aspirations, & Results
- Existing Conditions
- Recommendations
- Focus Areas

3. Complete Island Master Plan

- District Plans
- Growth Framework Map
- Future Land Use Map



Town of Hilton
Head Island
Beaufort County, SC



**CONSERVATION
& GROWTH
FRAMEWORK**

5/22/23

LEGEND

Areas and Edges

- Water
- Marsh
- Parks/Public Open Space
- Land
- Ocean Frontage

Growth Management Areas

- Primary Centers
- Secondary Centers

Streets

- Major or Minor Arterial
- Other Streets



FutureLandUse	
	Commercial Serv
	Government Facilities/Utilities
	Mixed Use
	Park/Open Space
	Planned Land Development
	Religious/Institution/Cemetery
	Residential Neighborhood Commercial
	Retail Service Lodging



**DRAFT
Hilton Head Island
Future Landuse Categories**





Next Steps



5. Adopt Island Master Plan

- Town Council Workshop
- Public Engagement
- Planning Commission
- Legislative Adoption

September

- Town Council District Plan Workshop

October, November, January, February

- Public Meetings & Surveys

March - June

- Public Review Approval

6. Land Management Ordinance Update



Questions?

September 24, 2024

