



**The Town Of Hilton Head Island
Special Meeting/Land Acquisition Workshop
July 5, 2011
Immediately following the
Regular Town Council Meeting**

- 1. Call To Order**
- 2. FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Open Session**
 - a. Review of Past Efforts
 - b. Review of Land Acquisition Manual
 - c. Funding Review
 - d. Public Comment
- 4. Executive Session**
 - a. Review of Specific Parcels
- 5. Adjournment**

TO: Town Council

FROM: Stephen G. Riley, Town Manager

DATE: June 27, 2011

RE: **Land Acquisition Workshop; July 5, 2011**

We will be meeting for an in depth review of land acquisition matters following our regular July 5 Town Council meeting. In open session we will review the current Town land holdings, the Town's land acquisition manual and our current funding status. Following that we will need an Executive Session to discuss several parcels for potential purchase by the Town.

For your preparation for this workshop I have included several documents. The first, Chart "A", is a master listing of all the properties the Town owns outright. Each property has a designated map number that corresponds to the property numbers on the enclosed map. Chart "A" identifies the purchase price of each property and the potential use of the property as stated by the Council at the time of purchase. One additional very important item on this chart is the source of funding. The source of funding could limit how the property may be used. This will be a topic of discussion during our workshop. Chart "B" is a listing of parcels we have contracted for but not closed on yet. The last table is a list of properties where the Town has purchased development rights.

Each of you has been provided a copy of the Land Acquisition Manual. This manual was adopted by the Town Council in 2002 to guide our land acquisition program. While we can review the acquisition procedures identified in this manual, we should focus our discussion on the criteria to guide the purchase of property. A March 16th 1999 resolution adopted by Town Council to identify criteria to guide land acquisition is contained in Exhibit A of the manual. These criteria are:

1. Address traffic congestion concerns by reducing development potential in strategic locations;
2. Preserve open space, and thus the aesthetic quality of our community along major roads;
3. Acquire land that provides public access, and/or views to the water;
4. Acquire land which furthers one of the above criteria while also furthering the Town's Comprehensive Plan; and
5. Place restrictive covenants on property or portions of property and resell where appropriate, to facilitate acquisition of other parcels that further the above objectives.

Other guidance on land acquisition in the past has been offered by the language obtained in past referendums on bonding for land acquisition. The language from the 2008 referendum identifies bond proceeds would be used to purchase developed and undeveloped land, development rights and conservation easements in order to manage growth and development, mitigate traffic congestion, protect water quality and other aspects of the environment, establish active and passive parks, construct public facilities, and preserve historic sites.

One important topic to include in this discussion is the resale of land to spur redevelopment or economic development. Should the land we already have be used as a tool in this endeavor or should we look for other funding sources and buy other land? Also how would we use this land – provide it at no charge for the right development, sell at a reduced price, sell only the density we have acquired, etc.? There was very strong negative public reaction when we discussed using the proceeds from the last bond referendum for economic development purposes in early 2009.

Available Funding

2010 GO Bond Issue (June 30, 2011)	\$2,546,600
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In 2008, the voters approved borrowing up to \$17 million for land acquisition purposes. In 2010 we issued bonds for \$12 million. Council does have the authority under the referendum to borrow up to an additional \$5 million.

In July 2010 Council voted to set aside \$2.3 million from prior sales of land for possible use in meeting our debt payments. We are instead using general revenues freed up from the retirement of prior land acquisition bonds. Council may wish to revisit this reserve.

We also have the capacity to fund CIP projects with specified revenues (Storm Water Utility Fees/Bonds, Traffic Impact Fees, Beach Fees, etc.).

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
1. Alder Lane Beach Park/Map. No. 64	.50 (easements for Beach Access)	Donated	2/1/94	Beach Park, Beach Access	Donated	
2. Ashmore Tract/Map No. 11	74.33 acres-.18 acres (sold to First Pres. Church-2002) and sold in 2007 (3.31 acres to First Pres. Church) Remaining-70.84 acres	\$6,448,540.00	3/14/96	Open Space/Fire Station/ Rec. Facility/Drainage	Tr. Fee/COPS	(Includes New Fire Station 3)
3. Bradley Beach Tract A/K/A Driessen Family Beach Park/Map No. 60	2.02 and .22 acres	\$68,000.00	6/15/92	Driessen Family Beach Park	Bond Issue	
4. Coligny Beach Park/Parking/Map. No. 16	5.414 and easements	\$1,545,000.00	8/2/88	Beach Park Parking Lot	Bond Issue	
5. Annex Park/A/K/A Old Elementary School Park/Map. No. 38	3.02 acres and 3.73 acres=6.75 acres (See note section)	Rent free office space for 10 years/See Note Section	9/30/92 (Original 3.02 acres) 7/21/06 (for additional 3.73 acres)	Neighborhood Park	Deferred Rental/See Note Section	In 2006, Town transferred interest of 3.02 acre parcel to Beaufort County/County transferred interest to Town of 3.73 acre parcel/title will be held as tenants in common and combined as one parcel for a park/shown on land map as one parcel
6. Crossings Park/Map. No. 57	84.934 acres minus .279 acres (In 2007, conveyed to Haig Point Club POA in exchange for a permanent drainage easement): Total Acres Left:84.655 acres	\$1,677,500.00	5/26/92	Active Recreation Complex/Passive Park	Bond Iss./Tr. Fee	(Land Map: Parcel F (1.515 ac.) and Parcel D (2.409 ac.) donated by SCDOT (5/6/97) is shown on the land map as part of the Crossings Tract and filed under the Crossings Tract).
7. Driessen (Albert Driessen Tract)/A/K/A Driessen Family Beach Park/Map. No. 60	6.11 acres (Original Purchase/See Note Section for Land Exchange Information)	\$250,000.00	1/9/96	Driessen Family Beach Park	COPS	In 2003, exchanged 5.59 acres of the Driessen Family Beach Park tract with MTSC, Inc. for an exchange of 6.73 acres-a 3.34 acre parcel and a 3.39 acre parcel; gained 610 feet of frontage on US 278, 1.14 acres, precluded 9 timeshare units, 9, 120 feet of commercial dev., and precluded 99 trips. In 2005, exchanged 3.01 acres (retained .25 acres) of the MTSC parcel with Star Fish Investments, Inc. for 1.5 acre parcel (Adventure Cove Parcel); net reduction of 1.51 acres and 4 Trips.
8. Driessen (Henry Driessen Tract)/A/K/A Driessen Family Beach Park/Map No. 60	11.77 acres	\$723,078.02	7/2/92	Driessen Family Beach Park	Tax Revenue	In 2003, exchanged 5.59 acres of the Driessen Family Beach Park tract with MTSC, Inc. for an exchange of 6.73 acres-a 3.34 acre parcel and a 3.39 acre parcel; gained 610 feet of frontage on US 278, 1.14 acres, precluded 9 timeshare units, 9, 120 feet of commercial dev., and precluded 99 trips. In 2005, exchanged 3.01 acres (retained .25 acres) of the MTSC parcel with Star Fish Investments, Inc. for 1.5 acre parcel (Adventure Cove Parcel); net reduction of 1.51 acres and 4 Trips.

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
9. Ferguson/Singleton Tract/A/K/A Chaplin Community Park and Collier Beach Park/Map No. 34 and Map No. 85	67.572 acres/45.834 upland/sold .23 of an acre to PRT, Inc. for \$215,000 on June 4, 2002-Ord. No. 2002-19/sold .175 acre to SCDOT/Ord. No. 2009-25/Remaining acres: 67.17acres	\$3,000,000.00	5/16/95	Community Park/Active Recreation Complex	Tr. Fee/Repaid w/COPS	In 2009, transferred .175 acres to SCDOT for right hand turn lane at US 278/Burkes Beach Road.
10.Folly Field Beach Park/Map No. 71	Parcel A-.386 and Parcel B-.551 (Condemned)	Parcel A-\$75,000.00 and Parcel B-\$16,500.00	Parcel A-11/8/91 and Parcel B-2/17/93	Beach Park	Bond Issue	
11.Frazier Heirs Tract/A/K/A Driessen Family Beach Park/Map No. 60	Approx. 1 acre	\$95,000.00 (Condemned-Paid the property taxes)	10/26/93	Driessen Family Beach Park	Tax Revenue	
12.Greens Shell Enclosure/A/K/A Greens Shell Park/Map No. 28	3.057 acres	\$121,927.32	3/8/91	Passive Recreation Facility w/trails & overlooks	SC Dept. of Parks, Recreation, and Tourism Grant (\$46,905.44: 38.47%) and Heritage Trust Program Grant (\$75,021.88: 61.53%)	
13.Hack Family Tract/Map No. 70	4.81 acres	\$260,000.00	5/10/96	Open Space/ROW for Road Project	Tr. Fee/COPS	{4.81 acres minus 1.03 (Land swap with County)=3.78 acres}
14.Jarvis Creek Park/Map No. 46	53.06 acres minus 3.50 acres (exchange with the Children's Center in 2009/= 49.56 acres	\$5,150,000.00	8/7/96	Community Recreational Facility/ 13 ac. lake	Tr. Fee	In 2009, exchanged 3.50 acres with the Children's Center for the old Children's Center property on Mathews Drive (1.753 acres)-See Children's Center property for information on 1.753 acres
15.Jenkins Island Tract/Map No. 43	86.089 acres minus .63 acre (cemetery parcel sold to Mt. Calvary Missionary Baptist Church in 2005-sold for \$10.00)=85.46 acres	\$4,125,000.00	12/29/93	Boat Landing/Botanical Gardens/ Passive Park	Tr. Fee/Lease Purchase/Donation Refinanced-COPS	Sold .63 acres (cemetery parcel) to Mt. Calvary Missionary Baptist Church in 2005.
16.Malphrus Tract/A/K/A Singleton Beach Parking Lot/Map No. 69	6.970 acres	\$575,025.00	3/30/92	Beach Access Facility/Well Site	Bond Issue	

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
17. Northridge Tract/Map No. 12	64.97 acres	\$2,280,000.00 (True consideration)	6/15/92	Library/Cons. Easement/Passive Rec.	Tax Revenue/Ref. with COPS	Total Northridge acreage=65.9 acres +1.76 acres (Lots 21 and 23) minus .93 (Lot 5) minus 1.10 acres (Lot 15)= 65.6 acres
Lots (21 and 23) Map No. 12	1.76 acres	\$420,571.00	2/3/97	Library/Buffer for Library	Tax Revenue	
Lot 5 (Sold to Ronald Timblin)	.93 acre	Sold for \$129,000.00	Sold on 9/16/98			
Lot 15 (Sold to VIM-2005)	1.10 acres	Sold for \$1.00	Sold on 3/15/2005			
18. Ocean Tract/A/K/A Islanders Beach Park/Map No. 63	15.6 acres	\$4,050,000.00	2/27/92	Beach Access Fac./Neighborhood Park	Bond Issue	
19. Office Park Road Tract(Boggy Gut)/Map No. 8	Parcel J-4.407 acres, Parcel W-13.033 .70 acres/Parcel 413	\$800,000.00	2/2/96/Parcel 413 acquired via a condemnation proceeding for road project	Open Space/wetlands and oaks preserve	Tr. Fee/COPS	.70 acres/Parcel 413 was acquired through a condemnation proceeding in 2008-for road project
20. Seaside Tract/A/K/A Burkes Beach/Map No. 59	26.28 acres/18.28 upland	\$1,200,000.00 (Contract read: \$1,450,000.00/\$250,000.00 donated by Seller)	9/10/96	Community Park/Active Rec. Complex	Tr. Fee	Note: In 2005, transferred First and Second Streets to Beaufort County/510/12/92. 93, and 94 for maintenance and improvements in their public roads system.
21. Taylor Family Park (Wild Horse)/Map No. 27	5.0 acres	Donated	10/17/91	Neighborhood Park	Donation	
22. Town Hall (& Arrow Rd./Wex. Conn. Parcel)/Map No. 10	12.62 acres (Town Hall) (2.731 acres-Arrow Road)	\$2,415,000.00	12/18/91	Town Hall/Wexford Conn. ROW	Bond Issue/Lease Purchase Refinanced w/COPS	
23. Fire Department No. 1 (Shipyard) /Map No. 6	1.69 acres w/342.63 feet frontage		6/30/93	Fire Station	Merger Donated Capital	
24. Fire Department No. 2 (Sea Pines)/Map No. 50	1 acre w/180.84 feet frontage		6/30/93	Fire Station	Same as 1	
25. Facilities Management Mathews Drive)/Map No. 9	.35 acres	\$585,000.00 (2007 purchase)	6/17/93-deeded originally 2007-purchased so property would not revert back-see file/2007 purchase-5/24/07	Facilities Management Building	Same as 1	Purchased property so the .35 acres would not revert back when no longer used as a fire station. See property file for complete information.
26. Fire Department No. 5 (Whooping Crane Way)/Map No. 54	1.308 acres plus .506 of an acre purchased in 2007=total of 1.814	\$64,000.00 for .506 of an acre purchased in 2007	6/17/93 8/10/2007-.506 of an acre	Fire Station	Same as 1 for original purchase/ Hospitality tax for .506 of an acre	In 2007, purchased .506 of an acre from Hilton Head Plantation POA to expand Fire Station #5.
27. Fire Department No. 6 (Palmetto Dunes)/Map No. 52	1.09 acres		6/17/93	Fire Station	Same as 1	

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
28. Parcel 15/Tract K- Also Known As Indigo Run/278/Map No. 51	18.8 acres	\$3,600,000.00	12/3/97	Open Space	Tr. Fee	
29. Lots 1 and 3 of Parcel L/A/K/A School Road Lots 1 and 3/Map No. 49 and 33	9.11 acres (combined)	\$650,000.00	12/30/97	Open Space	\$15 Million Bond Ref.	
30. Parcel 14/Indigo Run/A/K/A Indigo Run Hotel Tract/ Map No. 37	Parcel 14: 11.57 acres, Parcel C: 6.67 acres	Parcel 14: \$1,082,500.00 Parcel C. \$617,500.00	12/30/97	Park/FireStation 4	\$15 Million Bond Ref.	
31. Hilton Head Church of God (Central Church)/A/K/A Shipyard Area Park/Map No. 44	4.0 acres (Sold .21 acres to Central Church in exchange for parking easement-8-7-2001) Remaining: 3.79	\$800,000.00	4/29/98	Park/Open Space	\$15 Million Bond Ref.	
32. Grace Community Church/A/K/A North Forest Beach Neighborhood Park/Map No. 73	4.5 acres	\$250,000.00	9/11/98	Neighborhood Park	RETF	
33. Malphrus Family Tract-A/K/A Wild Horse/ 278/Map No. 39	14.86 acres	\$1,300,000.00	9/25/98	Ward One Plan will determine use.	RETF	
34. Boys & Girls Club Tract/Map No. 42	6.6 acres	Donation	9/25/98	Recreational facility (Boys & Girls Club)	Donation	
35. Honey Horn/Map No. 72	68.67 acres	\$9,750,000	8/26/98	Coastal Discovery Museum	\$15 Million Bond Ref./RETF	
36. Spanish Wells/ Humane Way- A/K/A Stoney South 3/Map No. 40	1.0 acre	Donated	8/28/98	To be determined	Donation	
37. Mathews Drive Tract (Hack Family)-A/K/A Broad Creek Headwaters 1/Map No. 20	1.35 acres	Donated	9/28/00	To be determined	Donation	
38. Palmetto Bay Road Tract/Map No. 4	6.4 acres plus 2.72 acres=9.12 acres (See note section)	\$1,900,000 (Town-1.6 and rest donated from Adwell)	1/26/99	Secondary Road Improvement	RETF/Sale of Land /Donation	In 2010, added 552-14-922 (1.27 acres and .81 acres) purchased from Palmetto Bay Business Park Owners Association, Inc./Resolution # 97-08 and 552-14-907 (.16 acres, .27 acres, and triangular area) purchased from Quincy M. Carter/Resolution #94-33/all parcels purchased for the construction of Dual Route Roadway Project

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
39. DeAllyon/Cordillo Parkway Tract/Map No. 14	4.0 acres	\$590,585.00	1/14/99	Neighborhood park/open space	\$12 Million Bond Ref.	
40. Quality Suites Trac/A/K/A Coligny Area Park/Map No. 19	7.08 acres	\$2,600,000.00	10/28/98	Beach Parking	Beach Preserv. Fees	
41. Fish Haul Creek Park/Map No. 31	16.55 acres	\$1.66 million	10/28/98	Public Access/Port Royal Sound	RETF/Beach Preserv. Fees/ Bond Issue	
42. Cordillo Parkway 1/Map No. 56	.50 acre	Donated from Sun Trust Bank	1/26/99	To be Determined	Donation	
43. Port Royal Preserve Tract/A/K/A Fish Haul Creek Park/Map No. 31	14.76 acres	\$120,000	4/9/99	Beach Access/Preservation	Beach Preserv. Fees	
44. Shelter Cove Community Park/Map No. 2	26.4 acres	\$7.75 million	5/3/99	Public Access to Broad Creek	\$12 million bond Ref.	
45. Hiltech Property (off Dillon Road)-A/K/A Summit Drive/Map No. 1	37 acres (Note: On September 17, 2002 the Town exchanged an equal portion (.452 acres) with Geraldine Doe on her property. In 2007, purchased a 50' right of way (Summit Drive).	\$2 Mil. (Town-\$1.6 Mil. and seller donating \$400,000). Summit Drive; \$420,000.00 (Town-\$50,000 and seller donating \$370,000)	5/24/99 Summit Drive: 3/13/2007	Town-development	Bond Issue/ Donation Summit Drive: Hospitality Tax/Donation	In 2007, purchased a 50' right of way (Summit Drive) from Cutliffe/Heyward Partnership (combined with Hiltech on land map and database).
46. Yacht Cove Tract/Map No. 68	9.5 acres	\$3.3 Mil. (Long Cove -\$50,000)	5/23/99	Open Space	Bond Issue	
47. New Fire Station #4 Site (formerly known as KJC and Harold Frazier) (Squire Pope Rd.)/Map No. 80	2.893 acres remaining (sold 1.860 acres to Mt. Calvary Baptist Church for \$143,220.00)	\$185,000 (KJC) \$160,000 (Frazier)	1/10/2000 (KJC) 3/2/2000 (Frazier)	New F& R Station No. 4	\$12 Mil. Bond Ref. (KJC) Gen. Fund(Frazier)	
48. Samuel Ferguson Tract-A/K/A Chaplin Waterfront 2/Map No. 21	1.34 acres	\$400,000.00	3/9/2000	To be determined (May use for public use)	\$12 Million Bond Ref.	

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
49. Cross Island Parkway Interchange Tract/A/K/A Fire Station 7/Map No. 55	3.5 acres	DOT exchange (Town provide litter and landscape maintenance over 23.53 miles of secondary roads)	1/24/00	Fire Station #7 (Will revert back to DOT if not used for this)	Exchange	
50. Diogenes Singleton Tract-A/K/A Chaplin Waterfront 1/Map No. 13	5 acres	\$1.75 million	3/17/00	Passive waterfront recreational area	\$12 Mil. Bond Ref.	
51. Yacht Cove Tract (Hansford)/Map No. 68	4.76 acres	\$240,000.00	5/25/00	Used with other Yacht Cove Tract/park	Bond Issue	
52. Dillon Road (Plantation Title Agency)/A/K/A Summit Drive/Map No. 1	3.6 acres with a 1.3 acre parcel that is a 50-foot wide strip that fronts Dillon Rd.	\$392,900.00	6/1/2000	Use in conjunction with the Hiltech Tract	Bond Issue	
53. Smokehouse Restaurant-A/K/A Coligny Beach Park/Map No. 16	.53 acres (Assumed restaurant Lease)	\$800,000.00	6/22/00	Possible expansion of the Coligny Beach Parking area	BEACH PRESERVATION FEES	
54. Williams Family Tract (Heirs of Baccus Ferguson)-A/K/A Chaplin Waterfront 2/Map No. 21	3.5 acres (1.7-highground & 1.8-marsh)	\$400,000.00	4/28/00	Ward One Initiative Plan will determine use.	RETF	
55. Dillon Road (Margie H. Crabb)-A/K/A Summit Drive/Map No. 1	1.006 acres	\$83,555.00	9/28/00	Used in conjunction with the Hiltech Property	Gen. Fund	
56. J.T. Taylor (Acapulco Restaurant)-A/K/A Coligny Beach Park/Map No. 16	.60 acres (Assumed restaurant Lease)	\$1,000,000.00	12/19/00	Look at redevelopment with Bridge to the Beach Plan	BEACH PRESERVATION FEES	
57. Dillon Road (Martharine Scott)-A/K/A Summit Drive/Map No. 1	3.6 acres	\$295,000.00	1/5/2001	Used in conjunction with the Hiltech Property	Gen. Fund	
58. Land Acquisition Group, LLC-A/K/A Stoney North 1/Map No. 29	4.5 acres	\$275,000.00	11/30/00	Used in conjunction with the Stoney Char. Init. Plans	TIF Rev.	

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
59. Old Woodlands/Map No. 75	46.19 acres- .193 acre (HH Christian Academy) remainder: 45.997 acres	\$445,000.00	3/21/00 Sold .193 acre to HH Christian Academy/2009	Open Space	Gen. Fund	In 2009, sold .193 acre to HH Christian Academy for \$5,000.00.
60. Pineland Mall/Map No. 5	10 acres	\$1,100,385.00	1/31/01	Law Enforcement Center (Courts)	Gen. Fund	
61. Greenwood Tract/Map No. 32 (Leamington Lighthouse) and No. 48 (Palmetto Dunes 1)	Par 3-16.87 acres Leamington-4.39 acres	\$5,200,000.00	2/23/01	Open Space	\$20 million Bond Referendum	
62. Legendary Golf-A/K/A Coligny Area Park/Map No. 19	2.75 acres	\$1,750,000.00	3/23/01	Public Park/Secondary Road (Component of Pope Ave. Redev. Proj.)	TIF Rev.	
63. Boggy Gut (Pope Ave.)/Map No. 74	10 acres	\$950,000.00	4/12/01	Open Space	\$20 million Bond Referendum	
64. Bill True-A/K/A Indigo Run Hotel Tract/Map No. 37	2.56 acres (Sold 1.0 acre on Dec. 17, 2002 to the Chisholm Family) Remaining: 1.56 acres	\$390,000.00	5/18/01	Public access to Broad Creek	\$20 million Bond Referendum	
65. Charles Howell-A/K/A as Arrow Road 1/Map No. 4	1.825 acres	\$800,000.00	6/4/01	Used as a component of the Bridge to the Beach Plan	TIF	
66. Frances Moore (Dillon Rd/Hiltech-A/K/A Summit Drive/Map No. 1	.371 acre	\$25,000.00	6/8/01	Used in conjunction with the Hiltech Tract	Gen. Fund	
67. McKibben Tire-A/K/A Compass Rose Park/Map No. 7	2.76 acres and .604 acres of St. Augustine Place	\$2,100,000.00	6/22/01	Clear the property/portion used for road improvements	RETF	
68. Stebbing (Summit Drive/Hiltech-A/K/A Summit Drive/Map No. 1	5.85 acres and 19,550 sq. feet building	\$1,600,000.00	7/2/01	Renovate building to house F & R Maintenance Div.	CIP	
69. Managed Assets, LLC (Port Royal Sound)-A/K/A Mitchelville Beach Park/Map No. 76	17.56 acres (8.95 is high ground)	\$2,200,000.00	7/6/01	Boardwalk to the beach and a beach parking lot	BEACH PRESERVATION FEE	

CHART "A"

OWNED PROPERTIES						
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70. Patterson Estate (6 parcels)/Map No. 77	12.83 acres total (2.2 parcel-Collins Constr), 2 parcels on Broad Creek: 5.80 acres 3 parcels between Marshland Rd.: 4.83 acres (This was original purchase/see note section for current acreage/2005 land exchange info.)	\$985,000.00	7/11/01	2.2 acre parcel-clear and resell 5.80 acre parcels-park; access to Broad Creek 4.83 acre parcels-open space and may resell/(See Note Section for current acreage/2005 Land Swap Information)	\$20 million Bond Referendum	In 2005, exchanged 2.609 acres (Elliott Mitchell tract) and Parcel 14 (1.057 acres) of the Patterson estate tract with Henry Driessen, Jr. and Phoebe W Driessen for Parcel 5 (2.629 acres), Parcel 8 (1.137 acres), and Parcel 10 (1.137 acres)-all shown now on the Patterson Estate Tract Inventory; gained 1.24 acres and precluded 5 Trips.
71. Dan Driessen (Port Royal Sound)-A/K/A Barker Field Expansion/Map No. 81	12.8 acres (9.3 is high ground)	\$3,735,000.00	7/11/01	Boardwalk to beach/possible expansion of Barker Field	\$20 million Bond Referendum	
72. Richardson-A/K/A Jarvis Creek Community Park/Map No. 46	10 acres	\$400,000.00	9/4/01	Expand park plans for Jarvis Creek	\$20 million Bond Referendum	
73. Eddings Tract (Hwy 278/Broad Creek)-A/K/A Chaplin Waterfront 1/Map No. 13	2.25 acres	\$542,400.00	9/20/01	Vista across Broad Creek and a passive water-front recreational area along Broad Creek	RETF	
74. Davis Landscaping Tract-A/K/A Green Shell Park/Map No. 28	3.3 acres	\$357,500.00	11/2/01	Open space, public parking, and passive recreational area.	Beaufort County/S.C. Heritage Trust/State Recreational Grant/RETF	Beaufort County-\$100,000.00/Heritage Trust-\$110,000/Recreational Grant-\$20,000.00/RETF-remainder
75. R. G. Holdings, LLC (Hwy 278/Squire Pope)-A/K/A Stoney South 1/Map No. 22	1.88 acres	\$625,000.00	12/6/01	Used in conjunction with the Stoney Initiative Plan-for new frontage roads.	TIF	
76. Old Captain's Seafood Site (Mathews Drive)-A/K/A Broad Creek Headwaters 2/Map No. 24	1.374 acres	\$360,000.00	1/10/02	Open Space	Gen. Fund	(Land Map includes a 8.5 acre parcel-David Fritts, paid \$6,000 on 2/26/99, acquired during a CIP project. Used for Open Space.

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
77. Williams/Stoney Tract (next to Fairfield Square/Highway 278)-A/K/A Stoney South 2/Map No. 25	2.4 acres	\$550,000.00	4/16/02	Possible right-of-way/new frontage roads in the Stoney Community	TIF	
78. Lot M (Faces "on-ramp for the C.I.P. and backs up to the Marshpoint multi-family development)-A/K/A North Post Office Tract/Map No. 45	13.31 acres Note: Original-10.75 acres Sold Lot to BJWSA-1.03 acres Hack Parcels Option-3.38 acres North Pointe Circle ROW-.21 of an acre	\$1,392,000.00 Note: Includes a \$417,000.00 previously paid for options held by the Melrose Co. and Hack Family.	5/6/02	Preserve as Open Space	RETF	
79. Cordillo Tennis Courts/Map No. 26	1.472 acres	\$400,000.00 (\$150,000.00 of the purchase price donated by seller)	9/10/02	Public Tennis Courts	CIP	
80. Lagoon Road Parcels/Map No. 35	1.589 acres	\$74,000.00	9/10/02	CIP/Provide access for maintenance and improvements of lagoon and to improve the outfalls along Lagoon Road-North Forest Beach Drainage Project	CIP/Drainage	
81. Stevens/Cannick et al (Summit Drive/Dillon Road)-A/K/A Summit Drive/Map No. 1	14.95 acres	\$1,000,000.00	9/13/02	CIP/Improvement to drainage canal on property and filtrate and treat stormwater prior to discharge into Fish Haul Creek.	CIP/Drainage	
82. Used Car Lot (U.S. Highway 278)	2.27 acres	\$800,000.00	1/22/03	Provide more land for a possible linear park fronting and providing access to Broad Creek.	\$20 million bond referendum	240 feet of frontage along US 278 and 250 feet of frontage along Broad Creek
83. Bill Ferguson Tract-A/K/A Chaplin Waterfront 2/Map No. 21	1.430 acres	\$187,000.00	4/4/03	Ward One Initiative Plan will determine use.	Real Estate Transfer Fee	600 linear feet (US 278)-taken together with the Williams Family Tract and Bill Ferguson Tract

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
84. Hargray Tract/Map No. 18	4.08 acres	\$1,000,000.00	5/12/2003	Open Space	\$20 Million Bond Referendum	700 linear feet (US 278)
85. Ford Family Land Trust-A/K/A Ford Shell Mound/Map No. 23	6.885 acres	Total-\$3,950,000.00/Town paid \$1,975,000.00 and County paid \$1,975,000.00	5/19/2003	Open Space, with the possible addition of a boat ramp	\$20 Million Bond Referendum	
86. SCDOT/Spanish Wells Road-A/K/A Spanish Wells 1/Map No. 79	2.4 acres	\$168,000.00	7/30/2003	Spanish Wells Drainage Project	Stormwater Utility Funds	
87. Gullah Flea Market-A/K/A Stoney South 1/Map No. 22	4.9 acres	\$2,150,000.00	2/11/2004	Tear down Gullah Flea Market and clean up property; portion may be used for reconfiguration of the Squire Pope Road intersection; may resell portion; improve public access to marshes of Jarvis Creek	\$875,000.00 from remainder of \$20 million bond referendum; \$1,275,000.00 from CIP Reserve Fund	253 linear feet of frontage (US 278); 1,146 feet of frontage along marshes of Jarvis Creek
88. Casavant/Stoney-A/K/A Stoney South 1/Map No. 22	4.79 acres	\$1,900,000.00	2/18/2004	Possible Frontage Road/Stoney Community; improved public access to marshes of Jarvis Creek; may resell portion	\$20 Million Bond Referendum	130 linear feet of frontage (US 278); 310 feet of frontage along Jarvis Creek marshes; 150 feet of creek frontage
89. Dunmore Property-A/K/A Stoney Peninsula/Map No. 65	.4 of an acre	\$109,000.00 (foreclosure purchase)	11/23/2004	Open Space and vista protection	\$15 million Town Bond Referendum	
90. Aranda Property-A/K/A Stoney/Spanish Wells/Map No. 66	3.5 acres	Total/\$1,250,000.00/Town paid \$625,000.00/County paid \$625,000.00	1/28/2005	Preservation of the view and waters along Jarvis Creek; possible leisure park providing access to Jarvis Creek for fishing, crabbing, and shrimping	\$15 million Town Bond Referendum	
91. Frank Stoney Property-A/K/A Stoney South 1/Map No. 22	.38 acres	\$170,000.00	2/18/05	Open Space/Limit curb cuts along highway	\$15 million Town Bond Referendum	120 linear feet of frontage (US 278)

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
92. Jim Ultra Trust Property-A/K/A Gumtree 1/Map No. 62	1.2 acres	Donated to Town	12/29/2004	Open Space	Donation	
93. Folly Field Neighborhood Park/Map No. 41	1.5 acres	April 5, 2005 Land Exchange Agreement/Ordinance Number 2005-09		Neighborhood Park	Land Exchange	In 2005, exchanged 3.01 acres (retained .25 acres) of the MTSC parcel with Star Fish Investments, Inc. for 1.5 acre parcel (Adventure Cove Parcel); net reduction of 1.51 acres and 4 Trips.
94. Rock's/Remy's Property-A/K/A Dunnagans Alley 1/Map No. 58	.60 acres Rock's: .431 acres Remy's: .1786 acres	\$1,050,000.00/Rock's \$550,000.00/Remy's Total transaction: \$1,800,000.00 including \$100,000 for development rights and \$100,000 seller donation for master plan	5/13/2005	Clean up property/eliminate random curb cuts/passive public space/possible park	TIF Revenue	Rock's: 121 feet of frontage on US 278
95. Otter Hole/Map No. 53	1.64 acres (Zone-PD-1)	Conveyed 1.03 acres (Hack Family Tract) to Beaufort County in exchange for this parcel	5/19/2005	Open Space	Property Exchange	
96. Coastal Concrete Tract-A/K/A Leg-O-Mutton/Map No. 36	4.97 acres (Zone-PUD-Industrial Use)	\$1,200,000.00 including a \$250,000 business relocation payment	10/28/05	Open space/removal of industrial use-reduce noise nuisance/possible public or semi- public use/discussions with the Children's Center to for relocating the Center on a portion of the tract	\$15 Million Town Bond Referendum	
97. Moore Family Parcel-A/K/A Stoney South 1/Map No. 22	.50 acres (Zone-SMU)	\$120,000.00	1/12/06	Combined with other Town- owned properties, create a linear space along Jarvis Creek; utilize for possible future road improvements	\$15 Million Town Bond Referendum	
98. Indigo Run Fence Swap Parcel-A/K/A Jarvis Creek Community Park/Map No. 46	9.86 (in exchange for the Town covering the costs of the fence)	\$45,919.75 (costs of the fence)	10/31/2005	Possible Future Jarvis Creek Park Expansion	CIP Reserve Fund	

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
99. Old Seafood Coop Tract/Map No. 61	2.35 acres-three parcels of land	\$2,300,000.00	12/8/05-2 parcels and remaining one (Heirs of James Bryan-511-7-4G-closed on 2-16-07)	Possible public recreational facility with access to Skull Creek/342 feet of frontage along Skull Creek	\$15 million Town Bond Referendum	
100. Houston Family Parcel-A/K/A Patterson Estate/Map No. 77	3.19 acres	\$475,000.00	3/24/06	Combined with other Town-owned properties-Patterson Estate Tract-possible public use and protect wetlands	\$15 million Town Bond Referendum	
101. Gordon, Davis and Patterson Parcel-A/K/A Patterson Estate/Map No. 77	2. 2 acres	\$375,000.00	5/5/06	Combined with other Town-owned properties-Patterson Estate Tract-possible public use and protect wetlands	\$15 million Town Bond Referendum	
102. Juliana Toon Pawley (Dillon Rd./Mitchelville community)-A/K/A Mitchelville 1/Map No. 78	2.31 acres including a 3,055 sq. feet metal warehouse	\$450,000 (to be split by the Town and County)	7/13/06	Preservation of the historical Mitchelville community; will utilize warehouse for storage until ready to proceed with development of historic area; 282 linear feet of frontage along Dillon Road	\$15 million Town Bond Referendum	
103. Arts Center Warehouse Parcel (Corner of Arrow Road and Dunnagans Alley)-A/K/A Dunnagans Alley 2/Map No. 82	.42 acres including a warehouse	\$635,000 including a \$60,000 relocation payment	7/19/06	Additional land to create greenspace and parking along Arrow Road and Dunnagan's Alley; help traffic quaqmire at intersection	TIF	
104. Robert Driessen-A/K/A Stoney Peninsula/Map No. 65	.2 acres	\$125,000	11/3/06	Open Space and vista to Skull Creek/eliminate curb cuts on US 278	\$15 million bond referendum	1 of 4 parcels purchased together and shown on Town map as Stoney Peninsula (4 parcels combined-a total of 330 linear feet of frontage along US 278 and 400 linear feet of frontage along the marshes of Skull Creek)
105. Barbara Williams (Stoney Peninsula)-A/K/A Stoney Peninsula/Map No. 65	.4 acres	\$250,000	12/1/06	Open Space and vista to Skull Creek/eliminate curb cuts on US 278	\$15 million bond referendum	1 of 4 parcels purchased together and shown on Town map as Stoney Peninsula (4 parcels combined-a total of 330 linear feet of frontage along US 278 and 400 linear feet of frontage along the marshes of Skull Creek)

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
106. Lowcountry Investments (Stoney Community)-A/K/A Stoney South 1/Map No. 22	2.087 acres	\$1,200,000.00	2/1/07	Used with other adjacent Town-owned properties to create a linear greenspace along Jarvis Creek and limit curbs cuts on US 278	TIF (Tax Increment Financing)	104 linear feet of frontage on US Highway 278/78 linear feet of frontage along Jarvis Creek
107. Arthur B. Champen (Stoney Peninsula)-A/K/A Stoney Peninsula/Map No. 65	.4 acres	\$225,000.00	2/8/07	Open Space and vista to Skull Creek/eliminate curb cuts on US 278	\$15 million bond referendum	1 of 4 parcels purchased together and shown on Town map as Stoney Peninsula (4 parcels combined-a total of 330 linear feet of frontage along US 278 and 400 linear feet of frontage along the marshes of Skull Creek)
108. Akridge/Ashmore Tract #1-Intersection of William Hilton Parkway and Wildhorse Rd-A/K/A Wildhorse/278/Map No. 39.	7.221 acres	\$2,500,000.00	3/30/07	Facilitate plans for Wildhorse Road Connector, limit curb cuts and open space	Tax Increment Financing	772 linear feet of frontage along William Hilton Parkway
109. Akridge/Ashmore Tract #2 (A/K/A Stoney/ North 2)- Squire Pope Rd.- A/K/A Stoney North 2/Map No. 83	13 acres	\$3,900,000.00	10/23/07	Utilize portion for Squire Pope Rd. Widening Project and open space	\$15 million Bond Referendum	300 linear feet of frontage on US 278/Also known as Stoney/North 2 on Land Map
110. Main Street Lots (2 Lots)/Map No. 84	1.10 acres	N/A-Deeded to Town as part of a wetland mitigation plan	3/13/1998	Open Space	N/A	
111. Johnathan Gaston (Spanish Wells Road)/A/K/A Stoney Spanish Wells/Map No. 66	2 parcels: 1.0 acre and .71 acre	\$750,000.00-Beaufort County will pay half-1.0 acre/\$340,000.00 for .71 acre parcel-County will pay half (In 2010, sold ½ interest to Beaufort County)	12/19/2007-1.0 acre parcel 3/27/09-.71 acre parcel	Open Space along headwaters of Jarvis Creek/possible passive park with deep water access	\$15 million Bond Referendum	279 feet of frontage on Jarvis Creek Park-1.0 acre parcel
112. Shelter Cove Harbour Company 4D/A/K/A Chaplin Waterfront #1/Map No. 13	.736 acres	\$155,000.00	4/30/2008	Open space/provide property for the placement of pathways along WHP and from the Palmetto Dunes drainage outfall into Broad Creek	\$15 million Bond Referendum	273 feet of frontage on William Hilton Parkway

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
113. Welcome Center Site (William Hilton Parkway-northend)/Map No. 86	3.3 acres	\$2,300,000.00	10/2/2008	Will be redeveloped with a new Welcome Center Facility to be operated by the Chamber	Hospitality Tax	710 feet of frontage on William Hilton Parkway
114. Butch Floyd Parcel (Spanish Wells Road).A/K/A Stoney Spanish Wells/Map No. 66	1.93 acres	\$639,000.00-Beaufort County will pay half (In 2010, sold ½ interest to Beaufort County)	3/27/2009	Open space/possible passive park/frontage on Jarvis Creek	\$15 Million Bond Referendum	650 feet of frontage on Jarvis Creek
115. Earl Smith (Spanish Wells Road)/Shown as Stoney/Spanish Wells No. 66 on map	1.0 acre	\$790,000.00-Beaufort County will pay half (In 2010, sold ½ interest to Beaufort County)	3/27/2009	Open space/possible passive park/frontage along Jarvis Creek	Real Estate Transfer Fee	450 feet of frontage on Jarvis Creek
116. Hilton Head Christian Academy Parcel/Map No. 87/William Hilton Parkway and Gardner Parkway	4.702 acres	\$775,000.00	7/14/2009	Open Space	Town's 2004 Bond Referendum	340 feet of frontage on 278 and 795 feet of frontage on Gardner Parkway
117. Children's Center Property (Mathews Drive)Map No. 89	1.753 acres	Exchanged 3.50 acres on Natures Way (Jarvis Creek Park Parcel) and \$650,000.00	6/5/2009	Portion utilized for a right-of-way for traffic circle improvement at Marshland Rd. and Mathews Drive and remainder as open space	Town's 2004 Bond Referendum	
118. William Green, Jr. Family (Chaplin Community) Map No. 21	.71 acres	\$300,000.00	2/10/2010	Open space/Reduce Curb Cuts along William Hilton Parkway/Park	Town's 2004 Bond Referendum	53 feet of frontage on 278/125 feet of frontage along the marshes of Broad Creek
119. Property Research Holdings (Arrow Road and Central Park Area) Map No. 88	2.41 acres (4 parcels)	\$382,277.00	6/11/2009	Further the Town's CIP plans along Arrow Road/Target Road and the Central Park area of the Island	CIP Program Account and Stormwater Utility Account	1.823 acre parcel-385 linear feet of frontage on Arrow Road/0.61 acre parcel and .023 acre parcel have 348 linear square feet of frontage on Arrow Road.
120. Mitchelville Road (Fern Bern, Inc.)-Map No. 92	19 acres (2 parcels)-4 acres of tidal wetlands and under 2 of freshwater wetlands	\$1,400,000.00 (County will contribute ½ of this amount)	4/15/2011	To be determined	Town's 2010 Bond Issue	587 feet of frontage along Port Royal Sound

CHART "A"

OWNED PROPERTIES						
PROPERTY	ACREAGE	PURCHASE PRICE	PURCHASE DATE	USE	SOF	NOTES
121. Gumtree Nursery, Inc. Map No. 62	.508 acres on Gumtree Road and a donation of a portion of Katie Miller Drive	\$85,000.00	5/8/2011	Utilize a portion for the Gumtree South Drainage Project	CIP	

Chart "B"
Parcels Contracted For But Real Estate Closing Has Not Occurred

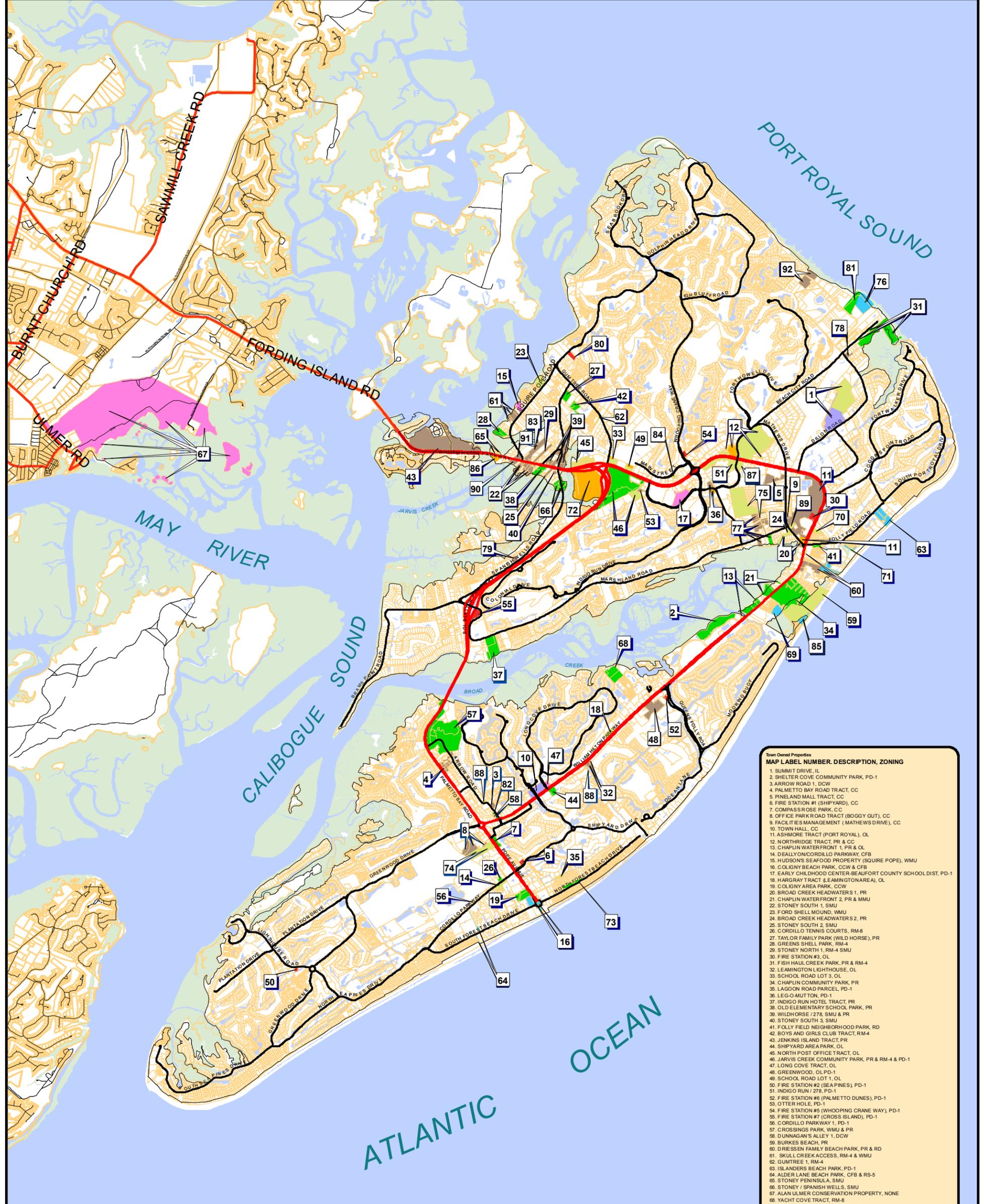
Parcel(s)	Acreage	Purchase Price	Traffic Impact (PM Peak Hour Trips Precluded)	Development Impact (Preclusion)	Proposed Use(s)	US 278 or Cross-Island Parkway Frontage
1. Matthew and Teena Jones Family, LLC (2 parcels)-Stoney Community (2.65 acre parcel is No. 90 and 3.14 acre parcel is No. 91)	5.79 acres (2 parcels)- NOTE: Parcel A-2.65 acres closed on May 10, 2011; Parcel B is outstanding	\$4,000,000.00	1,403 Trips	40, 529 square feet of commercial development	Minimize traffic impacts/open space/utilize portion if necessary to widen US278	Parcel B-470 linear feet of frontage on US 278 and 370 linear feet of frontage on Squire Pope Road/Parcel A-480 linear feet of frontage on US 278 along Jarvis Creek
2. Fuller Family Land Trust-No. 61 on map	1.554 acres	\$1,000,000.00	429 Trips	12,399 square feet of commercial development	Open space, possible recreational facility, possible rowing/sailing center, possible gathering place for the Squire Pope-Gumtree POA	166 feet of frontage on Squire Pope Road
3.Heirs of Ben Walters-No. 61 on map	3.778 acres	\$2,500,000.00	1,046 Trips	30,224 square feet of commercial development	Open space, possible recreational facility, possible rowing/sailing center, possible gathering place for the Squire Pope-Gumtree POA	333 feet of frontage on Squire Pope Road
4. Charles Simmons Family (Stoney Peninsula)-No. 65 on map	.22 acres	\$75,000.00	53 Trips	1,539 square feet of commercial development	Open space along Skull Creek/eliminate curb cuts along US 278	125 feet of frontage on US 278 and frontage along the marshes of Skull Creek
5. SCB&T Parcels (No. 31 on map)-Beach City Road	2 parcels totaling 2.0 acres	\$265,000/County will contribute ½ of this amount	1 parcel: 8 Trips 2 nd parcel: 277 Trips	1 parcel: 4 multi-family units 2 nd parcel: 8,000 square feet of commercial development	Natural buffer for Fish Haul Creek Park and a possible location for Mitchelville Preservation Efforts	

Parcels the Town Contributed Funds Toward the Purchase of Development Rights or Covenants

Parcel(s)	Acreage	Purchase Price	Traffic Impact (PM Peak Hour Trips Precluded)	Development Impact (Preclusion)	Proposed Use(s)	US 278 or Cross-Island Parkway Frontage
1. Long Cove Drive-Northeast Corner of Highway 278 and Long Cove Drive	1.774 (Zone-OL)	\$155,000.00 Long Cove Club-\$310,000.00 Joint effort-restrictive covenants will be placed on the property to ensure it remains in its natural condition. Long Cove will retain title. Funds came from general fund.	48 Trips	14,190 sq. feet of commercial development.	Preserve as open space.	
2. Hudson's Seafood Property-Squire Pope Road/Skull Creek	4.21 (Zone-WMU)	\$2,000,000.00-Deed restrictions and covenants will be placed on the property to preclude any resort uses and many of the previously allowable commercial uses. Funds came from the Town's \$20 million bond referendum.	296 Trips	8,420 sq. feet of commercial development/50 timeshare or condo units	Reduction of allowable uses on site.	
3. Beaufort County School Site-Pembroke Drive	13.0 (Zone-PD-1)	\$2.77 million-will resell the parcel with restrictions limiting its use to schools, to the school district for \$1.64 million. Funds came from the Town's \$20 million bond referendum.	913 Trips	98,000 sq. feet of commercial development/retail shopping center	Beaufort County School District-Early Childhood Learning Center	
4. Former Bike Shop/adjacent to Remy's parcel/Arrow Rd./US 278	.19 acres (Zone-CC)	\$100,000.00 Funds came from Tax Increment Financing Revenue.	12 Trips	2,400 sq. feet of commercial development	Building demolished/restricted to parking and landscaped open space	
5. Ulmer Family Tract (Mainland/confluence of the May River and Calibogue Sound)	450 acres (property on mainland)/Includes 107 acres of mainland, 9 Islands totaling 8 acres and 335 acres of marsh.	Town will contribute \$1,500,000.00 and Beaufort County will contribute the other \$1,500,000.00 for a total of \$3,000,000.00/purchased development rights only.	3,350 Trips	350 residential units (single family)	Per development rights, family will retain the rights to farm the land and to build 4 homes for family members on the property (no frontage on the marshes or river).	

Parcels the Town Contributed Funds Toward the Purchase of Development Rights or Covenants

		Funds came from the Real Estate Transfer Fee.				
6. Ulmer Family Tract #2 (Mainland/confluence of the May River)	128 acres of mainland property and three islands	Town will contribute \$1,925,000 and Beaufort County will contribute \$1,925,000 for a total of \$3,850,000/development rights only. Funds came from the Real Estate Transfer Fee.	315 Trips	312 residential units (single family)	Land preservation	
7. Ulmer Family Tract #3 (mainland/access from Pine Island Road and adjacent to the May River)	52.8 acres/including 3 undeveloped islands	Town will contribute \$987,500 and the County will contribute \$987,500 for a total of \$1,975,000/development rights only. Funds came from the Real Estate Transfer Fee.	213 Trips	211 residential units	Per development rights, property must remain in agricultural use with the reserved rights to build up to two single family homes and auxiliary structures.	
8. Ulmer Family Tract #4 (mainland/mouth of the May River)	257 acres	Town will contribute \$3,000,000 and Beaufort County will contribute \$3,000,000 for a total of \$6,000,000/development rights only. Funds came from the Real Estate Transfer Fee	257 Trips	257 Residential units	Per development rights, property must remain in agricultural use.	



Legend

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

Town Owned Properties

MAP LABEL NUMBER	DESCRIPTION	ZONING
1	SUMMIT DRIVE, IL	
2	SHELTER COVE COMMUNITY PARK, PD-1	
3	ARROW ROAD 1, DCW	
4	PALMETTO HAY ROAD TRACT, CC	
5	PINELAND MALL TRACT, CC	
6	FIRE STATION #1 (SHIPYARD), CC	
7	COMPASS ROSE PARK, CC	
8	OFFICE PARK ROAD TRACT (BOGGY GUT), CC	
9	FACILITIES MANAGEMENT (MATHEWS DRIVE), CC	
10	TOWN HALL, CC	
11	ASHMORE TRACT (PORT ROYAL), OL	
12	N ORTHRIDGE TRACT, PR & CC	
13	CHAPLIN WATERFRONT 1, PR & OL	
14	DEALLY ON CORDILLO PARKWAY, CFB	
15	HUDSONS SEAFOOD PROPERTY (SQUIRE POPE), WMU	
16	COLIGNY BEACH PARK, CCW & CFB	
17	EARLY CHILDHOOD CENTER-BEAUFORT COUNTY SCHOOL DIST, PD-1	
18	HARGRAY TRACT (LEAMINGTON AREA), OL	
19	COLIGNY AREA PARK, CCW	
20	BROAD CREEK HEADWATERS 1, PR	
21	CHAPLIN WATERFRONT 2, PR & MMU	
22	STONEY SOUTH 1, SMU	
23	FORD SHELL MOUND, WMU	
24	BROAD CREEK HEADWATERS 2, PR	
25	STONEY SOUTH 2, SMU	
26	CORDILLO TENNIS COURTS, RM-8	
27	TAYLOR FAMILY PARK (WILD HORSE), PR	
28	GREENS SHELL PARK, RM-4	
29	STONEY NORTH 1, RM-4 SMU	
30	FIRE STATION #3, OL	
31	FISH HAUL CREEK PARK, PR & RM-4	
32	LEAMINGTON LIGHTHOUSE, OL	
33	SCHOOL ROAD LOT 3, OL	
34	CHAPLIN COMMUNITY PARK, PR	
35	LAGOON ROAD PARCEL, PD-1	
36	LEG-O-MUTTON, PD-1	
37	INDIGO RUN HOTEL TRACT, PR	
38	OLD ELEMENTARY SCHOOL PARK, PR	
39	WILDHORSE / 278, SMU & PR	
40	STONEY SOUTH 3, SMU	
41	FOLLY FIELD NEIGHBORHOOD PARK, RD	
42	BOYS AND GIRLS CLUB TRACT, RM-4	
43	JENKINS ISLAND TRACT, PR	
44	SHIPYARD AREA PARK, OL	
45	NORTH POST OFFICE TRACT, OL	
46	JARVIS CREEK COMMUNITY PARK, PR & RM-4 & PD-1	
47	LONG COVE TRACT, OL	
48	GREENWOOD, OL PD-1	
49	SCHOOL ROAD LOT 1, OL	
50	FIRE STATION #2 (SEAPINES), PD-1	
51	INDIGO RUN / 278, PD-1	
52	FIRE STATION #6 (PALMETTO DUNES), PD-1	
53	OTTER HOLE, PD-1	
54	FIRE STATION #5 (WHOOPIING CRANE WAY), PD-1	
55	FIRE STATION #7 (CROSS ISLAND), PD-1	
56	CORDILLO PARKWAY 1, PD-1	
57	CROSSINGS PARK, WMU & PR	
58	DUNNAGAN'S ALLEY 1, DCW	
59	BURKES BEACH, PR	
60	DRIESSEN FAMILY BEACH PARK, PR & RD	
61	SKULL CREEK ACCESS, RM-4 & WMU	
62	GUMTREE 1, RM-4	
63	ISLANDERS BEACH PARK, PD-1	
64	ALDER LANE BEACH PARK, CFB & RS-5	
65	STONEY PENINSULA, SMU	
66	STONEY / SPANISH WELLS, SMU	
67	ALAN ULMER CONSERVATION PROPERTY, NONE	
68	YACHT COVE TRACT, RM-8	
69	SINGLETON BEACH PARKING LOT, PR	
70	HACK FAMILY TRACT, RS-6 RS-2	
71	FOLLY FIELD BEACH PARK, RS-4 & RD	
72	HONEY HORN, PR	
73	NORTH FOREST BEACH NEIGHBORHOOD PARK, RS-5	
74	BOGGY GUT, CC	
75	OLD WOODLANDS, RM-4	
76	MITCHELLE BEACH PARK, WMU	
77	PATTERSON ESTATES (MARSHLAND ROAD), RM-4 & PR & IL	
78	MITCHELLE 1, RM-4	
79	SPANISH WELLS 1, IL	
80	FIRE STATION #4 (SQUIRES GATE), RM-4	
81	BARKER FIELD EXPANSION, WMU	
82	DUNNAGAN'S ALLEY 2, DCW	
83	STONEY NORTH 2, RM-4 & SMU	
84	MAIN STREET LOTS, PD-1	
85	COLLIER BEACH PARK, PR	
86	WELCOME CENTER SITE, SMU	
87	HILTON HEAD CHRISTIAN ACADEMY PARCEL, PD-1	
88	PROPERTY RESEARCH HOLDINGS PARCELS, CC & DCW & OL	
89	CHILDRENS CENTER PARCELS, OL	
90	STONEY SOUTH 4, SMU	
91	STONEY NORTH 3, SMU	
92	MITCHELLE ROAD, RM-4	



TOWN OF HILTON HEAD ISLAND
 ONE TOWN CENTER COURT
 HILTON HEAD ISLAND, S.C. 29928
 PHONE (843) 341-6000
 Date Created: 4/11/2011

Town of Hilton Head Island
Town-Owned Property
 April, 2011



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