

**THE TOWN OF HILTON HEAD ISLAND  
REGULAR TOWN COUNCIL MEETING**

**Date: Tuesday, March 6, 2018**

**Time: 4:00 P.M.**

**Present from Town Council:** David Bennett, *Mayor*; Kim Likins, *Mayor Pro Tempore*; John McCann, Bill Harkins, Marc Grant, Tom Lennox, David Ames, *Council Members*

**Present from Town Staff:** Steve Riley, *Town Manager*, Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects & Facilities/Chief Engineer*; Brad Tadlock, *Fire Chief*; John Troyer, *Finance Director*; Brian Hulbert, *Staff Attorney*; John Tuttle, *Information Technology Director*; Shawn Colin; *Deputy Director of Community Development*; Chris Blankenship, *Deputy Fire Chief – Operations*; Jennifer Ray, *Planning & Special Projects Manager*; Andrew Nicholls, *System Analyst*; Krista Wiedmeyer, *Executive Assistant/Town Clerk*

**Present from Media:** Alex Kincaid, *Island Packet*

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**1. Call to Order**

Mayor Bennett called the meeting to order at 4:00 p.m.

**2. FOIA Compliance** - Public notification of this meeting has been published, posted and distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**3. Executive Session - None**

**4. Pledge to the Flag**

**5. Invocation**

**6. Proclamations & Commendations**

**a. Disabilities Awareness Month**

Mayor Bennett presented the Disabilities Awareness Month proclamation to Ms. Nancy Pinkerton from the Beaufort County Disabilities and Special Needs.

**7. Approval of Minutes**

**a. Town Council Meeting, February 20, 2018**

Mrs. Likins moved to approve the Town Council meeting minutes from February 20, 2018. Mr. Harkins seconded, the motion was approved by a vote of 7-0.

**8. Report of Town Manager**

**a. People for Parks Update – Alan Perry**

Alan Perry with People for Parks provided an overview of the fundraising arm for the Island Rec. Center. Mr. Perry began with a short video that showed the current status of the Island Rec. Center. He then discussed the status of the fundraising, how much has been raised to date, what community businesses and organizations have contributed, what is in the pipeline, and what they are anticipating as they look towards the future.

**b. Planning Commission Semi-Annual Update – Alex Brown**

Alex Brown, Chairman of the Planning Commission, provided the semi-annual update to the members of Council. He stated that over the six-month period the Commission has received two zoning map applications, twenty-five LMO amendments, and two items of special interest. Mr. Brown explained that the work of the Commission will increase in the coming months with the Vision coming to a close, the Comp. Plan needing attention, and other items they anticipate coming forward. He closed his report reminding Mrs. Likins that two Commissioners would be leaving in June, and their positions would need to be filled.

## **Report of Town Manager (cont.)**

### **c. Items of Interest**

#### **i. Town News**

#### **ii. Noteworthy Events**

Mr. Riley reported on upcoming meetings and noteworthy events taking place in the coming weeks.

## **9. Reports from Members of Council**

### **a. General Reports from Council**

Mr. Ames encouraged the review of the Vision Action Plan. He said after reading the plan, how can you, as an individual express the pillars of the vision. He continued by saying, if you belong to an organization, ask the organization how they can express support and reinforcement. Mr. McCann asked Mr. Ames what the next steps were in the Vision project. Mr. Ames said that the Vision Project Management Team will meet on March 16, 2018 to review all the recommendations.

Mr. Grant reported about citizen Tai Scott and the appearances before Council Mr. Scott has made regarding his business. Mr. Grant posed questions to Town staff regarding permitting, matters of zoning, building inspections, and other such issues. Mr. Grant stated that he was asking these questions because the matters with Mr. Scott have been taking place for over a year. He requested that the Town Manager and/or Town staff send Mr. Scott an official letter on the status of his business. Mr. Grant said that the letter should indicate what specific issues would need to be resolved to be in compliance with the LMO and other various requirements. Mr. Grant also asked Mayor Bennett if there could be a review through one of the committees of what happened with Mr. Scott's business and what is required to open a commercial business. He stated this could be a learning experience for the citizens in the community. Mr. Grant said this would not be an opportunity to judge anyone, it would be a chance to inform and educate. Mayor Bennett said that he would take the time to reflect on the information.

Mayor Bennett reported that he continued to maintain dialog with the Coastal Conservation League about House Bill 3529, the ban on auxiliary container ban bill. He stated that it is being moved forward to subcommittee and being heard on Wednesday, March 7, 2018. He also reported that the Intergovernmental Committee met with Senator Davis. Mayor Bennett said that the Senator indicated that there could be an opportunity to secure one-time capital improvement funds for the Mitchelville Preservation Project. Lastly, Mayor Bennett reported that the Beaufort County Economic Development Corporation would be meeting on March 21, 2018 to begin the strategic planning and setting goals; he stated he would be happy to take anyone's thoughts they may have.

### **b. Report of the Intergovernmental & Public Safety Committee – Bill Harkins, Chairman**

Mr. Harkins reported that the Committee met on March 5, 2018 where Chief Tadlock presented the Annual Report for Fire Rescue. He discussed the items that the Committee talked over with Senator Davis, one being the Jasper Port. Mr. Harkins stated that while things are still moving forward, they are moving slowly. He went onto say that the port expansion is something that needs to remain at the top of everyone's list as other municipalities may not feel the need for expansion is as urgent as we may. Mr. Harkins said that Senator Davis is aware of need, and has encouraged continued involvement. Lastly, Mr. Harkins said that the Committee also discussed the Gateway Corridor project with Senator Davis too. He said that the Senator is going to work with both the Town and the County to develop a decision making matrix to determine what items will need to be addressed for years to come as the project develops.

### **c. Report of the Community Services Committee – Kim Likins, Chairman**

Mrs. Likins stated that she did not have a report this week.

### **d. Report of the Public Planning Committee – David Ames, Chairman**

Mr. Ames gave a report on the Workforce Housing Workshop that took place on March 28, 2018. He reported that there were experts there from other tourist based municipalities. Mr. Ames said that he thought it was a valuable learning opportunity for the need of a proactive role of government to achieve any significant impact while protecting the community character. He said that each of the invited communities faced their own housing challenges, but noting that each came up with their own solutions in keeping with

their local attitudes and political situations, laws, financial resources, demands, and characteristics for housing. Mr. Ames stated that it was personally noteworthy, that the gentleman from Aspen said that Town Officials recognized that they were losing the Aspen way. He said that in response, they have established 3,000 deed restricted units managed by the Housing Authority. Mr. Ames stated that along with this, they also have a very strong commitment to transportation in order to make the system work. Mr. Ames reported on the aspects of the other municipalities housing programs, providing information pertaining to each individual community. Mr. Ames stated that in 2016 Council approved to make affordable housing a priority, and that the role of the Town is becoming clearer. He said that officials are elected to represent all citizens, protect the character of the Island, and stimulate economic health. He went on to say, in other words, build the whole community. It is an Island wide prospective, but depends on the partnership with other stakeholders within the community, and must be a collaborative effort. Mr. McCann asked Mr. Ames what the next steps would be in this process. Mr. Ames reported that the Committee has begun reviewing the results of the RFP, and may have to reconsider that because there was only one submission. Mr. Ames said that there are three priorities that they see in the near term: (1) funding opportunities, (2) the tax credit, and (3) the enabling legislation that would impact the Town in a significant way. He said that the Town is also working very closely with the Chamber's efforts.

**e. Report of the Public Facilities Committee – Marc Grant, Chairman**

Mr. Grant reported that the Committee met on February 26, 2018 to discuss the timeframe for the implementation of paving of the dirt roads. He said that the Committee discussed the challenges of a quick acquisition plan of the dirt roads. Mr. Grant said that based on the discussion, it is going to be very difficult to get full participation and meeting the 50 foot buffer when established homes were in place prior to the road. He said some of the challenges moving forward would be houses that have landscaping established, pavement, and some of the paved roads would come right up to the household doors. Mr. Grant said as the process moves forward, there could be some considered changes. He said that he wanted to report that he stepped down from the dais when the Committee discussed Cobia Court, Aiken Place, and Alford Lane as he does have relatives that reside on these roads. Mr. Grant said the Committee discussed the possibilities of a one-way road in specific neighborhoods. He said at this time, they will wait until March 15, 2018 to determine if all of the letters have been returned back to the Town turning over their property rights. Mr. Grant reported that the Committee also discussed the park name request. He said that Town staff recommended Forest Beach Community Park, and much discussion took place regarding other names, including Coligny Park. Mr. Grant said that some of the concerns the Committee had were that the Parks and Recreation Commission could not come to a conclusive decision on the name. He said there were two who voted in favor and four who abstained from the vote during the Parks and Recreation Commission meeting. Mr. Grant reported that he thought the Commission met four different times to discuss the park name change. He said the Public Facilities Committee then decided to move the decision of the park naming to full Town Council based on the need. Mr. Grant said that he is hopeful that Council would create a temporary name for completion of the park only, then resend it back to the Commission for further discussion and final decision on the name. He said that the name has history, and he wants to be sure that full consideration is given to it. Mayor Bennett asked if there is going to be a recommendation coming forward to Town Council regarding the park name change. Mr. Grant said that the recommendation has already come forward. He said, it should be on the next Town Council agenda. Mayor Bennett then asked if the Committee is working in conjunction with the Task Force to obtain the right-of-ways. Mr. Grant said that he spoke with Town staff who told him that before moving forward, they would like to get full participation from all of the citizens who live on a particular road and to determine if they are interested in the Town paving the road before moving forward, and to determine if a one-way road is possible or not. Mayor Bennett asked if that work is being marshalled entirely by Town staff or is it being augmented by members of the community? Mr. Grant said that he spoke with a couple members of the community, encouraging them to move forward with the paving. He said that he has plans to go out to Alford Lane, Cobia Court, and Aiken Place to speak with the citizens about the paving. Mayor Bennett stated that he would like to have Mr. Grant, Mr. Riley, and himself meet to discuss establishing a reasonable timeframe for completion of receipt of the sign-off of the citizen's authorization of the paving. Mayor Bennett said that it sounds like there could be some uncertainties and some unknown questions that may need to be answered in order to be able to do that. Mayor Bennett also stated that it sounds like there may potentially be some slight adaptation to the policies that have been approved, i.e. the one-way road structure that you were highlighting earlier. He said that he would like to be clear on that in his own mind.

**f. Report of the Finance & Administrative Committee – John McCann, Chairman**

Mr. McCann reported that the Committee met earlier in the day where there was an update on the Town's debt, which looked very promising. Mr. McCann ask Mr. Riley when do they start the comprehensive planning that is due in two years. Shawn Colin, Deputy Director of Community Director stated that the Comprehensive Plan was last drafted and adopted in May 2010. He said State law requires a full update every ten years. Mr. Colin said that is typically a two year cycle. He said that when Council supported the Vision Project, as a condition of moving forward, staff's thought was that the first phase of the Vision would serve as the foundation, moving to the next phase of a Comprehensive Plan. Mr. Colin said they are at the next phase in moving forward with the Vision, which coincides with the development of the 2020 Comprehensive Plan. Mr. Harkins asked for a little clarification, asking if the Vision Plan is part of the Comprehensive Plan or is the Comprehensive Plan part of the Vision Plan, two separate plans, or complementary. Mr. Colin stated that the plans are more complementary. He said that the Vision is at a much higher level than the Comprehensive Plan. He said as a requirement of the State, the Comprehensive Plan must look at a needs assessment of the community, an examination of strengths and weaknesses, opportunities, and specific elements as stated by the State.

**10. Appearance by Citizens**

**Frank Babel**, addressed Town Council regarding the upcoming Southeast Bike Symposium on March 22, 2018 and March 23, 2018.

**Tai Scott**, addressed Town Council regarding the matters associated with the permitting with his business.

**11. Unfinished Business - None**

**12. New Business**

**a. Consideration of a Resolution – Authorizing the Execution of a Gift Agreement for the Acquisition of Public Art**

Consideration of a Resolution by the Town Council of the Town of Hilton Head Island, South Carolina, authorizing the execution of a Gift Agreement with the Community Foundation of the Lowcountry for the for the acquisition of the "Sandy Roads" sculpture.

Mrs. Likins moved to approve the Recommendation. Mr. Harkins seconded. After a brief discussion with Town staff, the motion passed by a vote of 7-0.

**b. Consideration of a Recommendation – Low Income Housing Tax Credit ("LIHTC")**

Consideration of a Recommendation from the Public Planning Committee that Town Council consider forwarding changes outlined in the whitepaper titled "Hilton Head Island and the Low Income Housing Tax Credit" to the South Carolina State Housing Finance and Development Authority to be incorporated into the Qualified Allocation Plan.

Mrs. Likins moved to approve the Recommendation. Mr. Harkins seconded. Mrs. Likins amended her initial motion changing the author of the recommendation to "Town Council", and removing the final sentence on page 8. Mr. Harkins seconded, the motion was approved by a vote of 7-0.

**13. Possible actions by Town Council concerning matters discussed in Executive Session.**

**14. Adjournment**

Mayor Bennett adjourned the meeting at 5:05 p.m.

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Krista M. Wiedmeyer,  
Executive Assistant/Town Clerk

Approved: 03/20/2018

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David Bennett, Mayor