

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

**Date:** Tuesday, January 20, 2015

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

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

**Present from Town Staff:** Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Brad Tadlock, *Fire Chief*; Charles Cousins, *Director of Community Development*; Nancy Gasen, *Director of Human Resources*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Brian Hulbert, *Staff Attorney*; Susan Simmons, *Director of Finance*; Jeff Buckalew, *Town Engineer*; Darrin Shoemaker, *Traffic and Transportation Engineer*; Julian Walls, *Facilities Manager*; Anne Cyran, *Senior Planner*; Heather Colin, *Development Review Administrator*; Jennifer Ray, *Urban Designer*; Vicki Pfannenschmidt, *Executive Assistant/Town Clerk*

**Present from Media:** Dan Burley, *Island Packet*

---

---

**1) CALL TO ORDER**

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

**2) PLEDGE TO THE FLAG**

**3) INVOCATION**

**4) 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.

**5) Proclamations and Commendations**

None.

**6) Approval of Minutes**

a. Town Council Meeting, January 6, 2015

Mr. Harkins moved to approve. Mr. McCann seconded. The minutes of the January 6, 2015 Town Council Regular Meeting were unanimously by a vote of 5-0-2. Mrs. Likins and Mr. Edwards abstained as they were not present at the January 6 meeting.

**7) Report of the Town Manager**

a. Semi Annual Update of the Design Review Board – Scott Sodemann, Chairman

Chairman Sodemann presented the update for the months of July through December 2014.

**b. Town Manager's Items of Interest**

Mr. Riley reported on some items of interest listed below.

- (1) Town News
- (2) Noteworthy Events

**8) Reports from Members of Council**

**a. General Reports from Council**

Mr. Harkins stated he met with John Salazar of USCB and an economist from Clemson University concerning economic impact. He said he is expecting a proposal from them and will share it with Council for review.

Mayor Bennett asked if Council objected to him selecting four or five members of the public to do a strategic scan of competitors of Hilton Head Island. He said he was not envisioning a formalized Committee but would certainly entertain that if that's the vision of Council. Mr. Lennox suggested the Chamber of Commerce or Dr. Salazar of USCB be tasked with gathering the information. Mr. Edwards added that a definition of the Town's competition is needed and the Economic Development Corporation would also be a great resource.

Mayor Bennett reported he met with Simon Fraser and Steve Wilmot and received an update on the RBC Heritage. He said he also met with the Planning Commission Chairman, Vice-Chairman and Town Staff regarding the Circle to Circle Master Plan and Transportation Study and the creation of a task force.

Mayor Bennett stated Mr. Riley was working on a map detailing all town-owned parcels defining the source of funding and restrictions for Council to review in advance of the workshop.

Mayor Bennett said he had attended a meeting concerning Mitchelville along with representatives from the Coastal Discovery Museum, the Heritage Library, the Mitchelville Preservation Group, as well as representatives from the Gullah Geechee Consortium and noted the groups are working on collaboration.

Mr. Grant asked if three to four Council members are a part of an association and attend and participate in meetings if it is considered a quorum of Town Council. He also requested clarification on the procedure for distribution as to what has been discussed at meetings they attend. Mr. Riley explained the procedure for distributing materials to Council and routing items through Committees or placing on the Town Council agenda. Mr. Riley stated he would get an answer concerning the legal question.

**9) Appearance by Citizens**

Mr. Peter Ovens addressed Council regarding the Mathews Drive/Marshland Road roundabout.

## 10) Unfinished Business

### a. Revised First Reading of Proposed Ordinance 2014-26

Revised First Reading of Proposed Ordinance 2014-26 of the Town of Hilton Head Island, South Carolina, authorizing the execution and delivery of a lease of real property owned by the Town of Hilton Head Island, South Carolina, with the Beaufort County Sheriff's Office and Beaufort County, South Carolina, pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2011), and § 2-7-20, Code of the Town of Hilton Head Island, South Carolina, (1983); and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. McCann seconded. The motion was unanimously approved by a vote of 7-0.

### b. Second Reading Proposed Ordinance 2015-04

Second Reading of Proposed Ordinance 2015-04 to amend Title 16, the Land Management Ordinance, of the Municipal Code of the Town Of Hilton Head Island, South Carolina, by amending Section 16-1-107, the Official Zoning Map and the Hilton Head Plantation Master Plan with respect to the certain parcels identified as Parcels 89A, 121, 126, 127 and 128 on Beaufort County Tax District R510 Map 3, within the Hilton Head Plantation Master Plan under the PD-1 Zoning District, by changing the allowed use from commercial to group living, and by increasing the allowed density on Parcels 89a, 127, and 128 from 10,283 square feet to 126 dwelling units, and by increasing the allowed density on parcels 121 and 126 from zero to 26 dwelling units or a 50,000 square foot assisted living facility, and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. McCann seconded. The motion was unanimously approved by a vote of 7-0.

## 11) New Business

### a. First Reading of Proposed Ordinance 2015-01

First Reading of Proposed Ordinance 2015-01 of The Town Council of the Town of Hilton Head Island, South Carolina, authorizing the execution of a lease with the Drydock Enterprises, Ltd. d/b/a The Drydock, pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2011), and § 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. McCann seconded. The motion was unanimously approved by a vote of 7-0.

**b. First Reading of Proposed Ordinance 2015-02**

First Reading of Proposed Ordinance 2015-02 of the Town of Hilton Head Island, South Carolina, authorizing the execution of a sale and purchase agreement and the execution of a deed for the sale of approximately 2.4 acres of real property along Spanish Wells Road to the Paddocks Limited Liability Company, pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2011), and § 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. McCann seconded. The motion was unanimously approved by a vote of 7-0.

**c. First Reading of Proposed Ordinance 2015-05**

First Reading of Proposed Ordinance 2015-05 of the Town of Hilton Head Island, South Carolina, to amend Title 2 General Government and Administration of the Municipal Code of the Town of Hilton Head Island, South Carolina by amending Chapter 5 (Meetings of Council and Rules of Procedure) Section 2-5-60, Committees of Council; and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. McCann seconded. After lengthy discussion, Mr. Harkins moved to amend Section 1. Sec. 2-5-60 – Committees of Council (a) to strike the last sentence - ~~To assist such council committees, the Mayor may appoint town resident citizens to serve as committee members; provided, however, if any council member objects to such committee appointment, a majority of council shall make the appointment.~~, and to amend Sec. 2-5-60 (b) to amend the second sentence so it reads **To assist such council committees, the** ~~Mayor~~ insert **Council** ~~may appoint town resident citizens to serve as committee members.,~~ Striking ~~provided, however, if any council member objects to any such committee appointment, a majority of council shall make the appointment.~~ Mr. McCann seconded. The amendment was approved by a vote of 6-1 (Mayor Bennett opposed.) The amended motion was approved by a vote of 6-1 (Mayor Bennett opposed.)

**12) Adjournment**

Mayor Bennett adjourned the meeting at 5:31 p.m.

\_\_\_\_\_  
Vicki L. Pfannenschmidt,  
Executive Assistant/Town Clerk

Approved:

\_\_\_\_\_  
David Bennett, Mayor