



Town of Hilton Head Island

Town Council

Tuesday, December 17, 2019 at 3:00 pm

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from Town Council: John J. McCann, *Mayor*; Tom Lennox, Marc Grant, David Ames, Tamara Becker, *Council Members*

Absent from Town Council: Bill Harkins, *Mayor Pro-Tempore*; Glenn Stanford, *Council Member*

Present from Town Staff: Steve Riley, *Town Manager*; Joshua Gruber, *Assistant Town Manager*; Charles Cousins, *Assistant to the Town Manager*; Scott Liggett, *Director of Public Projects and Facilities*; Shawn Colin, *Director of Community Development*; Brad Tadlock, *Fire Chief*; Carolyn Grant, *Communications Director*; Jennifer Ray, *Deputy Director of Community Development*; Melissa Cope, *Systems Analyst*; Krista Wiedmeyer, *Executive Assistant/Town Clerk*

Present from Media: Kathrine Kokal, *Island Packet*

1. Call to Order

The Mayor called the meeting to order at 3:00 p.m.

2. FOIA Compliance

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

3. Pledge to the Flag

4. Invocation – The Rev. Dr. Mary Anderson, Interim Pastor, Christ Lutheran Church

Dr. Anderson delivered the Invocation.

5. Approval of Minutes

a. Town Council Meeting, November 19, 2019

Mrs. Becker moved to approve the minutes from November 19, 2019. Mr. Grant seconded. The motion was approved by a vote of 5-0. As noted above, Mr. Harkins and Mr. Stanford were absent from the meeting.

b. Town Council Special Meeting, December 6, 2019

Mrs. Becker moved to approve the minutes from December 6, 2019. Mr. Grant seconded. Mr. Ames noted that he was listed as *Present* and *Absent*, but was at the meeting. The motion was approved by a vote of 5-0 as corrected

6. Report of the Town Manager

a. Mitchelville Preservation Project Update – Ahmad Ward, Executive Director

Mr. Ward made a presentation to the members of Town Council providing an update on the Mitchelville Preservation Project.

b. Consideration of Closing the Town's Administrative Offices, Tuesday, December 24, 2019, in Observance of the Christmas Holiday.

Mrs. Becker moved to approve. Mr. Grant seconded. The motion was approved by a vote of 5-0.

c. Items of Interest

Mr. Gruber reviewed the Items of Interest, including Town news, upcoming Town meetings, and noteworthy events taking place throughout the Island over the coming weeks.

7. Reports from Members of Council

a. General Reports from Council

Mayor McCann talked about the Sirens with Santa that Fire Rescue does. He said there were a lot more children living on the Island that he thought there was. Mayor McCann also noted other events that have taken place throughout the Island over the past several months.

b. Report of the Intergovernmental Committee – Bill Harkins

Mr. Harkins was not present for the meeting.

c. Report of the Community Services & Public Safety Committee – Marc Grant

Mr. Grant reported that at the last meeting he heard a report from the Beaufort County Sheriff's Office. He said that based on the report, crime numbers have gone down throughout the Island. Mr. Gruber, Assistant Town Manager gave a presentation related to the coyotes and the steps to take should a citizen encounter one. Mr. Grant said the Committee reviewed and approved a recommendation for the condemnation of Mitchelville Lane and reviewed the amendments to the LMO with regard to dirt roads.

d. Report of the Public Planning Committee – David Ames

Mr. Ames reported at the December 11, 2019 meeting, the Committee discussed designating areas for workforce housing. He said that the Committee came up with three areas to review. Mr. Ames reported that the Committee reviewed the next set of draft amendments for the Land Management Ordinance, coming forward to Town Council in January.

e. Report of the Finance & Administrative Committee – Tom Lennox

Mr. Lennox reported that the Committee met earlier in the day where they discussed and voted to approve the meeting dates for calendar year 2020.

8. Proclamations / Commendations - NONE

9. Appearance by Citizens

Steven Baer: Addressed the members of Town Council regarding the U.S. 278 Gateway Corridor Project.

Larry Landry: Addressed the members of Town Council regarding the Planters Row land and the noise caused by incoming and outgoing airplanes.

David Berry: Addressed the members of Town Council regarding the Hilton Head Beach subdivision number 2 roads.

Skip Hoagland: Addressed the members of Town Council on matters related to the Town and Chamber. Mr. Lennox made some brief remarks regarding Mr. Hoagland's comments to Council.

10. Consent Agenda - NONE

11. Unfinished Business – NONE

12. New Business

a. Consideration of Recommendations of the Accommodations Tax Advisory Committee.

Mr. Lennox moved to approve the recommendation with the following changes, the Arts Center of Coastal Carolina would receive \$406,000, Hilton Head Concours d'Elegance would receive \$282,000, the Hilton Head Wine and Food Festival would receive \$125,000, the Hilton Head Symphony Orchestra would receive \$260,000, and the Town would receive \$1,346,941. Mrs. Becker seconded. With no discussion, the motion was approved by a vote of 5-0.

12. New Business (cont.)

b. Consideration of a Recommendation – Public Road Right of Way – Mitchelville Lane

Consideration of a Recommendation from the Community Services and Public Safety Committee to Town Council to proceed with the acquisition of a Public Road Right of Way over the private, unpaved portion of Mitchelville Lane.

Mr. Grant moved to approve. Mrs. Becker seconded. Mr. Grant stated that he was happy to see this moving forward as there are some real safety concerns in this area. With no further discussion, the motion was approved by a vote of 5-0.

c. First Reading of Proposed Ordinance 2019-32 – Granting of Easement to the South Island Public Service District

First Reading of Proposed Ordinance 2019-32 of the Town of Hilton Head Island, South Carolina, authorizing the granting of an easement encumbering real property owned by the Town of Hilton Head Island, South Carolina, pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2019), and § 2-7-20, Municipal Code of the Town of Hilton Head Island (1983); and providing for severability and an effective date.

Mr. Grant moved to approve. Mr. Lennox seconded. With no discussion regarding this matter, the motion was approved by a vote of 5-0.

d. First Reading of Proposed Ordinance 2019-31 – Land Management Ordinance Amendments, Set One

First Reading of Proposed Ordinance 2019-31 to amend Title 16 of the Municipal Code of the Town of Hilton Head Island, South Carolina, the Land Management Ordinance (“LMO”), Chapters 4, 5, 6, 7, 10 and Appendix B, to revise various Sections. These Amendments, commonly referred to as *General 2019 Amendments – Set One* as noticed in the Island Packet on October 20, 2019, including changes that provide for General Amendments to a variety of Sections in the LMO, and providing for severability and an effective date.

Mrs. Becker moved to approve. Mr. Grant seconded. Mr. Grant said he had some questions regarding the proposed amendments. Specifically, amendments related to the elimination of the requirement for a resolution of denial of text amendments, zoning map amendments and planned unit developments not moved forward for adoption; amendments related to commercial recreation uses are prohibited as outdoor commercial recreation uses not moved forward; and amendments related to zero lot line subdivisions be revised to require 50% maximum impervious coverage based on the entire development instead of per individual lot. Ms. Teri Lewis, Deputy Director of Community Development addressed the concerns Mr. Grant had related to the referenced. Ms. Nicole Dixon, Development Review Administrator, also spoke on the matters referenced by Mr. Grant. Mrs. Becker asked for further clarification concerning the commercial recreation uses. Mr. Ames asked about the removal of “hazardous trees”, and the definition of what defines a hazardous tree, and if a citizen would need to contact the Town before removing such a tree. Mr. Dixon confirmed both items, noting that staff usually performs a site visit prior to the removal of the tree. Mr. Grant asked about the amendment regarding non-conforming signs. He wanted to know if this would address all signs or just non-conforming signs. Ms. Lewis stated that it is specific to off premises non-conforming signs. Mr. Grant asked why there wasn’t a blanket policy in place for all non-conforming signs. Ms. Lewis said that she would check in this matter and return back the information prior to the second reading of the amendments. With little discussion from the general public, the motion was approved by a vote of 5-0.

e. First Reading of Proposed Ordinance 2019-30 – Dissolving of Culture and Arts Advisory Committee

First Reading of Proposed Ordinance 2019-30 amending the Municipal code of the Town of Hilton Head Island, South Carolina (1983), by deleting Chapter 8 (Town Culture and Arts Advisory Committee) of Title 8 (Beaches, Waterways, Recreational Areas and Arts); and providing for severability and effective date.

Mr. Grant moved to approve. Mrs. Becker seconded. Mr. Grant asked for confirmation of how long the Committee had been in place working with Ms. McEwen. Mr. Ames confirmed just over two years. With no further discussion, the motion was approved by a vote of 5-0.

12. New Business (cont.)

f. Consideration of a Recommendation – Designated Marketing Organization

Consideration of a Recommendation from the Finance and Administrative Committee to the Town Council designating the Hilton Head Island-Bluffton Chamber of Commerce as its Designated Marketing Organization and authorizing the Town Manager to enter into contract negotiations accordingly.

Mr. Lennox moved to approve. Mr. Grant seconded. Members of the public addressed Town Council concerning this matter. With no further discussion, the motion was approved by a vote of 5-0.

g. Consideration of a Resolution – Temporary Construction Easement and Right of Entry

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, authorizing the Town Manager to Execute a Temporary Construction Easement and Right of Entry to Real Property owned by the Town of Hilton Head Island, South Carolina.

Mr. Lennox moved to approve. Mr. Grant seconded. With no discussion, the motion was approved by a vote of 5-0.

13. Executive Session

Mr. Gruber stated that he had a need to enter into Executive Session to discuss the following matters (a) Land Acquisition; discussion of negotiations incidents to the proposed sale, lease, or purchase of property in the (i) Union Cemetery Road area, and (ii) Mitchelville Lane area; (b) Legal Matters; discussions of legal matters related to threatened or potential litigation related to Beaufort County Tax bills; (c) Personnel Matters/Employment Matters; discussion of matters related to Boards and Commissions; and (d) Contractual Matters; discussion of negotiations incident to proposed contractual arrangements related to Main Street.

At 4:04 p.m. Mr. Grant moved to go into Executive Session for the items mentioned by Mr. Gruber. Mrs. Becker seconded. The motion was approved by a vote of 5-0.

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

15. Adjournment

At 4:55 p.m., Town Council returned to the dais from Executive Session. Mr. Grant moved to adjourn. Mrs. Becker seconded. The motion was approved by a vote of 5-0.

Krista Wiedmeyer, Town Clerk

Approved: January 7, 2020

John J. McCann, Mayor