



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, March 21, 2023, 3:00 PM
AGENDA

The Town Council meeting will be held in-person at Town Hall in the Benjamin M. Racusin Council Chambers. The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

- 1. Call to Order**
- 2. FOIA Compliance:** Public notification of this workshop 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. Roll Call**
- 4. Pledge to the Flag**
- 5. Invocation – Pastor June Wilkins – First Historic African Baptist Church**
- 6. Civility Pledge**
- 7. Approval of the Minutes**
 - a. Special Meeting – January 23, 2023
 - b. Strategic Plan Workshop – January 24, 2023
 - c. Strategic Plan Workshop – January 25, 2023
 - d. Special Meeting – January 31, 2023
 - e. Workshop – February 14, 2023
- 8. Report of the Town Manager**
 - a. Items of Interest
 - b. Board of Zoning Appeals Biannual Update – David Fingerhut, Board of Zoning Appeals Chairman
 - c. Workforce Housing Program Monthly Update – Missy Luick, Assistant Community Development Director
 - d. Communications Quarterly Update – Angie Stone, Assistant Town Manager
 - e. 2023 Quadrennial Reassessment – Ebony Sanders, Beaufort County Assessor
- 9. Reports from Members of Town Council**
 - a. General Reports from Town Council
 - b. Report of the Lowcountry Area Transportation Study – Glenn Stanford

- c. Report of the Lowcountry Council of Governments – Tammy Becker
- d. Report of the Beaufort County Airports Board – David Ames
- e. Report of the Southern Lowcountry Regional Board – Glenn Stanford
- f. Report of the Island Recreation Association Board – Alex Brown
- g. Report of the Community Services and Public Safety Committee – Tammy Becker
- h. Report of the Public Planning Committee – David Ames
- i. Report of the Finance and Administrative Committee – Alex Brown

10. Appearance by Citizens: Citizens who wish to address Town Council on the matters being discussed during the workshop, may do so by contacting the Town Clerk at 843.341.4646 no later than 12:00 p.m. Tuesday, March 21, 2023. Written comments concerning items on the agenda may be submitted at the [Open Town Hall Portal](#).

11. Unfinished Business

- a. Second Reading of Proposed Ordinance 2023-08 Amending Section 16-2-103.F Clarifying the Process for Reviewing Proposed Amendments to a Previously Platted Major Subdivision under Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance.

12. Executive Session

- a. Discussion of Personnel Matters [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(1)] Related to:
 - 1. Town Council Appointments to Town Boards and Commissions
 - 2. Town Council Appointments to the Gullah Geechee Historic Neighborhoods Community Development Corporation Board of Directors
 - 3. Town Council Appointments to the William Hilton Parkway Gateway Corridor Independent Review Advisory Committee
- b. Receipt of Legal Advice from the Town Attorney on Matters Covered Under the Attorney-Client Privilege [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(2)] Related to:
 - 1. Mount Calvary Missionary Baptist Church of HHI, et al vs Town of HHI, et al
 - 2. Mitchelville Road Dirt Road Paving
 - 3. Main Street Right of Way Acquisition
 - 4. SWVP Hilton Head LLC

- c. Discussion of Negotiations Incident to Proposed Contractual Arrangements for the Northpoint Public-Private Partnership Workforce Housing Project [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(2)]
- d. Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussions for the Proposed Sale or Purchase of Property [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(2)]
Related to:
 - 1. Squire Pope Road Area
 - 2. Bryant Road Area
 - 3. South Forest Beach Area
- e. Discussion of Negotiations Incident to Proposed Contractual Arrangements for a Beach Franchise Agreement [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(2)]
- f. Discussion of Negotiations Incident to the Proposed Sale or Purchase of Property [pursuant to South Carolina Freedom of Information Act Section 30-4-70(a)(2)] in the following areas:
 - 1. Cell Phone Tower
 - 2. Cell Phone Tower

13. Possible Action by Town Council Concerning Matters Discussed in Executive Session

14. Adjournment



Town of Hilton Head Island
TOWN COUNCIL SPECIAL MEETING
Tuesday, January 23, 2023, 3:00 PM
MINUTES

Present from Town Council: Alan Perry, *Mayor*; David Ames, *Mayor Pro-Tempore*; Alex Brown, Patsy Brison, Tamara Becker, Steve Alfred, Glenn Stanford, *Town Council Members*

Present from Town Staff: Marc Orlando, *Town Manager*; Josh Gruber, *Deputy Town Manager*, Angie Stone, *Assistant Town Manager*, Shawn Colin, *Assistant Town Manager-Community Development*; Ben Brown, *Sr. Advisor to the Town Manager*; Chris Blankenship, *Fire Chief*; Kelly Spinella, *Communications & Marketing Administrator*; Krista Wiedmeyer, *Town Clerk*

1. Call to Order

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. Roll Call

4. Pledge to the Flag

5. Appearance by Citizens: Citizens who wish to address Town Council may do so by contacting the Town Clerk no later than 11:30 a.m. the day of the meeting. Written comments concerning items on the agenda may be submitted at the [Open Town Hall Portal](#).

6. Executive Session

Without objection, Council went into Executive session at 3:10 p.m. to discuss the items listed below.

- a. Receipt of Legal Advice from the Town Attorney on Matters Covered Under Attorney-Client Privilege [pursuant to South Carolina Freedom of Information Act Section 30-4-70(a)(2)] Concerning:
 - i. Recent Case Law Effects on the Town of Hilton Head Island Sign Ordinance, Land Management Ordinance Section 16-5-144, et. seq.
 - ii. Legal Requirements Pertaining to Development Moratoriums
 - iii. Legal Analysis of the South Carolina Vested Rights Act of 2004
 - iv. Land Management Ordinance Provisions Regarding:
 1. Lockout Units within Hilton Head Island
 2. Property within the Bradley Circle Neighborhood

- 3. Development Permitting**
 - v.** Mitchelville Road Right of Way Acquisition
 - vi.** Main Street Right of Way Acquisition
 - vii.** Mount Calvary Missionary Baptist Church of Hilton Head Island, et al vs. Town of Hilton Head Island, et al
 - viii.** Town of Hilton Head Island vs. Beaufort County (Law Enforcement Fee)
 - ix.** Calkins vs. Town of Hilton Head Island, et al (Road Usage Fee)
 - x.** McAvoy vs. Town of Hilton Head Island, et al Royal Dunes Beach Villas Owners vs. Town of Hilton Head Island, et al
 - xi.** Walker Brothers vs. Town of Hilton Head Island, et al
 - xii.** Public-Private Nuisance in the Palmetto Dunes Area
- b.** Discussion of Negotiations Incident to the Proposed Sale or Purchase of Property [pursuant to South Carolina Freedom of Information Act Section 30-4-70(a)(2)] in the:
 - i.** Main Street Area
 - ii.** Jonesville Road Area

Council returned to the dais and Mayor Perry noted there was no action to be taken as a result of Executive Session.

7. Possible Action by Town Council Concerning Matters Discussed in Executive Session

None.

8. Adjournment

Without objection, the meeting was adjourned.

Drafted and submitted by:
Vicki L. Pfannenschmidt
Temporary Administrative Assistant

Approved:

Alan Perry, Mayor