

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the November 2, 2018 – 10:00 a.m. Special Meeting
Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman David Ames, Kim Likins, Bill Harkins

Committee Members Absent: None

Town Council Present: Mayor Bennett, Tom Lennox, John McCann

Town Staff Present: Shawn Colin, Deputy Director of Community Development; Charles Cousins, Director of Community Development; Chris Darnell, Urban Designer; Josh Gruber, Assistant Town Manager; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Jennifer Ray, Planning & Special Projects Manager; Krista Wiedmeyer, Executive Assistant/Town Clerk; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 10:00 a.m.

2. Freedom of Information Act 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. Approval of Agenda

The Public Planning Committee approved the agenda by general consent.

4. Approval of Minutes – None

5. Unfinished Business – None

6. New Business

a. Planters Row Golf Course

Mr. Cousins presented the background of this request. Staff recommends the Public Planning Committee forward to Town Council a recommendation supporting the requested extension of the Heritage Golf Group's lease for the Town's Planters Row Golf Course property.

The Committee made inquiries and comments to Staff and Richard Shoemaker, Heritage Golf Group (HGG) Vice President of Operations, regarding: the request for a one-year extension of the current lease with two additional one-year extension options; current lease requires both parties to approve extension, but can be negotiated if request is granted; pricing and discounts for residents; the Town is embarking on Vision Phase 2 and this lease may or may not be in line with said Vision; HGG's contributions to the Town on an annual basis; HGG is willing to sit with the appropriate parties to see if they could meld with the direction of the Town once determined and possibly go into a private-public partnership;

recreation includes various activities; HGG conceptual discussions of 40-50 acre site with high level usage of US 278 as proposed; invested capital; the purpose of the additional time frame will allow HGG to continue the review of the Par 3 opportunity; the additional one-year options allow for flexibility if needed by both parties; the request would reduce the acreage required by up to 50%; and various costs including maintenance and stormwater were discussed.

The Committee commented on the opportunities the subject property could accommodate, such as a passive park, a bird sanctuary, and six holes of golf. The Committee shared concerns about committing 50% of the land to a private company and prior to the results of Vision Phase 2. The Committee noted that HGG has been a good partner throughout the lease.

Chairman Ames asked for public comments.

Frank Soule on behalf of the Island Recreation Association expressed agreement with the Committee for passive purposes, and added the Association would like to see the land used for active recreation such as pickleball courts, sandpit volleyball courts, farmers market, community garden, smaller concerts, and to include golf. The Association has been involved with the Town's Parks & Recreation Commission to review the related Master Plan.

Merry Harlacher on behalf of the Concours d'Elegance & Motoring Festival presented statements regarding their high level of interest to hold their events on this property as it serves as a contiguous event space. He noted each event is typically planned 15-18 months in advance.

Mary Hall on behalf of the Island Recreation Association agreed with Mr. Soule's comments and expressed support for a community-wide review of recreational needs.

Jack Daly presented statements regarding support to continue the Visioning and Parks & Recreation Commission efforts.

Charles Perry recommended the Town develop a long range plan for the property in conjunction with the Island Recreation Association rather than with a private, for profit organization.

Lance Pyle expressed support for the HGG proposal and asked that Port Royal be included in the discussions pertaining to the property.

Heather Rath indicated she will provide the results of the Greater Island Council's community needs study at a future meeting.

The Committee made additional comments regarding: the Vision of the Island is undecided at this time and it would not be ideal for HGG to embark on something that is not in the Town's Vision; if this is the direction of the Town, then it should be opened to an RFP to

provide the opportunity for other organizations to apply; the Town should take over the property, maintenance, etc. and over the next couple of years figure out the long term plan; if the Town extended the lease by one year, the Town is not making a commitment to HGG conceptual plan or the concept of golf; if extended, the lease would essentially guarantee a one year lease; HGG confirmed a willingness to explore how their concepts would or would not work with the Town's concepts; the Town does not have a lot of capital, but HGG does and this may be an opportunity where the public and private sectors could come together; the potential to coordinate efforts of the Comprehensive Plan rewrite, Vision Phase 2, and update the land use plan for the Island; the potential to make the existing six fairways into a passive park; ATAC funds could be directed toward the park for the benefit of all citizens; commit to making the property available to all citizens then decide the role HGG or other organizations could play; and if the lease is not extended to HGG, the requirements of the Concours d'Elegance & Motoring Festival shall be met.

Ms. Likins moved that the Public Planning Committee recommend to Town Council to not extend the lease with the Heritage Golf Group at this time, but to pull back and take a look at how the Town can begin to use this property for the public and move forward with the Visioning and Master Planning, but make sure that all commitments associated with the Concours d'Elegance & Motoring Festival are met. Mr. Ames seconded. The motion passed with a vote of 2-1-0. Mr. Harkins opposed.

b. Cordillo Tennis Courts

Mr. Cousins introduced the item. Staff recommends the Public Planning Committee forward to Town Council a recommendation related to this request.

Dr. Sharma and Ms. Van der Meer presented statements regarding the request and answered questions presented by the Committee.

The Committee made inquiries and comments regarding the proposed programming, physical set up, and various responsibilities.

Chairman Ames asked for public comments.

Frank Soule indicated the Island Recreation Association will proceed with the Town's direction for the size of the building. He asked for clarification on how this effort ties into the Island Rec as a whole and maximizing use of facilities.

James Ackerman expressed his concerns for safety, maintenance, and quality of life of the Cordillo Courts residents.

Bruce Bartow expressed his concerns for low income housing and impacts on property values.

George Paletta expressed his support of this request.

Tamara Becker presented questions and comments related to the proposed building and the subject area.

The Committee made additional comments regarding: providing affordable workforce housing; providing amenities and other things to enhance the quality of life for employees and service workers in the community; POA priorities; Town priorities; and this program has enough benefit and potential for the community to support it, similar to the success of The First Tee. The Committee expressed support for this property to be overseen by the Island Recreation Association and for it to serve all of the community.

Mr. Harkins moved that the Public Planning Committee forward to Town Council the program as articulated by Dr. Sharma and supported by Ms. Van der Meer, recognizing that the operational integrity and management of this would be under the auspices of the Island Recreation Association. Ms. Likins seconded. The motion passed with a vote of 3-0-0.

7. Committee Business – None

8. Appearance by Citizens – None

9. Adjournment

The meeting was adjourned at 11:37 a.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved: January 24, 2019

David Ames, Chairman