



## Town of Hilton Head Island

# Town Council

Tuesday, June 18, 2019 at 4:00 pm

Benjamin M. Racusin Council Chambers

## MEETING MINUTES

**Present from Town Council:** John J. McCann, *Mayor*; Bill Harkins, *Mayor Pro-Tempore*; Marc Grant, Tom Lennox, David Ames, Tamara Becker, Glenn Stanford; *Council Members*

**Present from Town Staff:** Steve Riley, *Town Manager*; Charles Cousins, *Assistant to the Town Manager*; Scott Liggett, *Director of Public Projects and Facilities*; Shawn Colin, *Director of Community Development*; John Troyer, *Finance Director*; Angie Stone, *Human Resource Director*; Brad Tadlock, *Fire Chief*; Chris Blankenship, *Deputy Fire Chief*; Joheida Fister, *Deputy Fire Chief*; Tom Bouthillet, *Battalion Chief*; Melissa Cope, *Systems Analyst*; Krista Wiedmeyer, *Executive Assistant/Town Clerk*

**Present from Media:** Kathrine Kokal

---

### 1. Call to Order

The Mayor 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 South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

### 3. Pledge to the Flag

### 4. Invocation – Reverend Dr. Emil H. Klatt, III of Christ Lutheran Church, Hilton Head Island

Reverend Klatt of Christ Lutheran Church delivered the Invocation.

### 5. Approval of Minutes

#### a. Town Council Meeting, June 4, 2019

Mr. Harkins moved to approve the minutes from June 4, 2019. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

### 6. Report of the Town Manager

#### a. Island Rec Center Update – Frank Soule, Executive Director

Frank Soule, Executive Director, gave an update to the members of Town Council highlighting the past six months of operation. Mr. Soule discussed many of the activities and programs that the Rec Center has been able to bring back since they had reopened as well as highlighted the current summer activities taking place.

#### b. Pulse Point App. Overview – Battalion Chief, Tom Bouthillet

Chief Bouthillet made a brief presentation about the Pulse Point mobile phone app. to the members of Town Council. He provided many statistics concerning the lifesaving efforts along with back-up application information. The information was well received from the members of Town Council and the public at large.

#### c. Items of Interest

Mr. Riley reviewed the Items of Interest, including Town news, upcoming Town meetings, and noteworthy events taking place throughout the Island over the coming weeks. Mayor McCann asked that the Town Manager provide a quarterly update instead of a semi-annual report.

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

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

Mrs. Becker thanked Scott Liggett, Director of Public Projects and Facilities/Chief Engineer for taking the time to come out and meet with her to address the concerns she had.

Mr. Stanford reported about the Lowcountry Area Transportation Study (LATS) meeting he had recently attended. He noted one of the items discussed during the meeting was the US 278 Project and updates provided by the SCDOT. Mr. Stanford talked about some of the funding aspects for the project including the SIB application.

### **b. Report of the Intergovernmental Committee – Bill Harkins**

Mr. Harkins stated that he did not have a report.

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

Mr. Grant stated that he did not have a report.

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

Mr. Ames stated that he did not have a report.

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

Mr. Lennox stated that he did not have a report.

## **8. Appearance by Citizens**

**Tai Scott:** Addressed the members of Town Council on matters related to the LMO and other zoning matters throughout the Town.

**Skip Hoagland:** Addressed the members of Town Council on matters related to the Town and Chamber.

## **9. Consent Agenda – NONE**

## **10. Proclamations/commendations - NONE**

## **11. Unfinished Business**

### **a. First Reading of Proposed Ordinance 2019-16 – Hilton Head Christian Academy Rezoning**

First Reading of Proposed Ordinance 2019-16 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 Indigo Run Master Plan with respect to the certain 13.83 acre parcel located at 55 Gardner Drive, identified as Parcel 98A on Beaufort County Tax Map 8, within the Indigo Run Master Plan “Parcel 15-F” under the PD-1 (Planned Development Mixed Use) District, to remove the Commercial and Public Recreation Uses and Commercial Density, and to add Multifamily Residential Use with Density of 260 Units, and to maintain the existing Institutional Use and Density, and to reduce the maximum building height allowed from 75 feet to 45 feet for three story buildings adjacent to the Southern property boundary and from 75 feet to 55 feet for four story buildings on the rest of the site; and providing for severability and an effective date.

Mr. Harkins moved to approve. Mrs. Becker seconded. Mayor McCann opened up the discussion to the public at large, inviting the developer to podium to speak first. Mark Baker with Wood Partners along with Walter Nester of Burr and Forman spoke on behalf of the applicant, making a brief presentation. During their presentation Mr. Nester stated that after meeting with the Planning Commission a couple additional recommendations came out of that meeting. The first being extending the duration to reserve workforce housing units to twenty (20) years, instead of ten (10). He said that they were willing to accommodate this recommendation. Mr. Nester said that another recommendation was to extend the minimum rental duration from four (4) months to six (6) months. He said that the applicant will also accommodate this request too. While there was a discussion concerning the restriction on conversion of rental apartments to units for sale, Mr. Nester stated that it has an impact on the financing and noted that the Indigo Run Planned Unit Development does prohibit timeshares. Mr. Nester stated that the applicant has agreed to a Type D buffer and a solid six (6) foot fence along the property line and to improve the drainage as well as the Type C buffer along the north property line as recommended by Town staff.

## **11. Unfinished Business (cont.)**

### **a. First Reading of Proposed Ordinance 2019-16 – Hilton Head Christian Academy Rezoning**

Prior to taking public comment, Mr. Riley asked that the original motion that was made, be amended to include the items discussed by Mr. Nester, the extension of the duration to reserve workforce housing units, the extension of the minimum rental duration, and the Type C buffer along the north property line. Mr. Harkins moved to approve, Mrs. Becker seconded. With much discussion from the public at large, most in favor of the rezoning of the property, Mayor McCann brought the discussion back to the dais. Both Mr. Stanford and Mrs. Becker stated that they felt positive about the rezoning, both noting the concessions the developer made. Mr. Lennox and Mr. Harkins noting this being the right kind of investment. Mr. Grant asked if the Town will address all zoning matters in the future in the same way, stating that he felt this is a good project and supported it. Mr. Ames said that he appreciated the sincerity of the students and the board that came in to support the project and rezoning. He felt that this type of project and rezoning is a kind of urbanization of the Island, and as such could not support this matter. With no further discussion, the motion was approved as amended by a vote of 6-1, Mr. Ames opposed.

## **12. New Business - NONE**

## **13. Executive Session**

Mr. Riley stated that an Executive Session was needed to review the following matters; (a) Land Acquisition, discussion of negotiations incident to the proposed contractual arrangements, sale or purchase of property in (i) the Spanish Wells Road area and (b) Personnel Matters, discussion of appointments of members related to Boards and Commissions.

At 5:50 p.m. Mr. Harkins moved to go into Executive Session for the items mention by the Town Manager. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

At 6:02, Town Council returned to the dais.

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

### **a. Possible actions related to appointments of members to Boards & Commissions**

Mr. Grant moved to appoint Will Okey to a four year term on the Construction Board of Adjustments and Appeals as a licensed mechanical contractor (heating and air conditioning) member to replace Robert Tanner, Jr. and Stephen Arnold to a three year term on the Accommodations Tax Advisory Committee as a Hospitality member to replace Rob Bender.

Mr. Grant further moved to reappoint Robert Johnson as an Architect member and Lisa Laudermilch as an at-large member to three year terms to the Board and Zoning Appeals; Michael Lunes as an electrical contractor, Jay Owen as an electrical engineer, and Doug Pine as a plumbing contractor to four year terms to the Construction Board of Adjustments and Appeals; and Jerry Okarma to a three year term for the Parks and Recreation Commission. Mr. Stanford seconded. With no discussion the motion passed by a vote of 7-0

## **15. Adjournment**

At 6:04, Mr. Harkins moved to adjourn. Mr. Stanford seconded. The motion was approved by a vote of 7-0

---

Krista Wiedmeyer, Town Clerk

Approved: July 16, 2019

---

John J. McCann, Mayor