



Town of Hilton Head Island  
**TOWN COUNCIL**  
Tuesday, February 16, 2021 at 4:00 p.m.  
**MEETING MINUTES**

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

**Present from Town Staff:** Josh Gruber, *Interim Town Manager*; Shawn Colin, *Interim Deputy Town Manager*; Angie Stone, *Interim Deputy Town Manager*; John Troyer, *Finance Director*; Jennifer Ray, *Interim Director of Community Development*; Teri Lewis, *Deputy Director of Community Development*; Jeff Buckalew, *Town Engineer*; Nicole Dixon, *Development Review Administrator*; Jayme Lopko, *Senior Planner*; Tyler Newman, *Senior Planner*; Missy Luick, *Senior Planner*; Krista Wiedmeyer, *Exec. Assist/Town Clerk*

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**1. Call to Order**

Mayor McCann 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 – Rabbi Brad Bloom, Congregation Beth Yam Synagogue**

Rabbi Bloom delivered the invocation.

**5. Approval of Agenda**

Mr. Stanford moved to approve the agenda. Mr. Ames seconded. By way of roll call, the agenda was approved by a vote of 7-0.

**6. Approval of Minutes**

- a. **Regular Meeting – January 19, 2021**
- b. **Special Meeting – February 3, 2021**

Mr. Harkins moved to approve the minutes as noted on the agenda. Mr. Ames seconded. By way of roll call, the minutes were approved by a vote of 7-0.

**7. Report of the Town Manager**

**a. Board of Zoning Appeals Update – Patsy Brison, Board Chair**

Chairperson Brison gave an update to the members of Town Council concerning the last six months of business handled by the Board.

**b. Cross Island Parkway Administrative Building – Letter to the South Carolina Department of Transportation**

Mr. Gruber updated Town Council of the recent discussions with the SCDOT about the closing of the Cross Island Toll later this year. He stated that a formal request from the Town is required in order for the Town to take ownership of the administrative building. Mr. Gruber requested authorization to send the letter enclosed in the agenda packet to the SCDOT. Council agreed without objection.

## **7. Report of the Town Manager (cont.)**

### **c. Items of Interest**

Mr. Gruber reviewed and reported on a number of items of interest from the Town.

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

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

Mr. Lennox reported that he and Mr. Gruber represented the Town at the Chamber Marketing Council meeting. At the session, they discussed the pandemic impact in 2020, proposed results for 2021, and proposed goals for 2022. A draft marketing DMO plan should be delivered in the coming week.

Mr. Stanford reported that at the recent meeting of the Policy Committee of the Lowcountry Area Transportation Study, they discussed various matters. One of those items being an update on the US 278 Corridor Project from Craig Winn. Mr. Stanford said that Mr. Winn reported that the pandemic had not slowed the project, in particular with continued development of the project. Mr. Stanford that stakeholder meetings have continued as have others. He reported that the SCDOT has come up with plans as they relate to the Stoney Community, which include things like lighting and flags which will highlight the community. Other updates were discussed including that the design of the bridges were 70% complete. Mr. Ames asked Mr. Stanford about the design of the bridges being 70% complete. Discussion continued amongst Council regarding the project. Mr. Gruber reminded Council that they will have time at the upcoming workshop on March 10, 2021 to continue the discussion.

### **b. Report of the Community Services & Public Safety Committee – Bill Harkins**

Mr. Harkins reported that the Committee would be meeting on February 22, 2021 where they would continue the discussion regarding the Sandalwood Apartments. He said that he had asked Ms. Childress from the Beaufort Housing Authority to participate in the meeting, providing information on potential replacement of the existing structures.

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

Mr. Ames reported that the Committee met on February 3, 2021, where they continued the discussion on the Sea Turtle Protection Ordinance. He said he anticipated seeing the item on the agenda for the March 2, 2021 Town Council meeting.

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

Mr. Lennox reported that the Committee met earlier in the day where they received a financial update from the Finance Director, Mr. Troyer. He said the Committee also had a discussion regarding the parking for Volunteers in Medicine, with a recommendation coming forward to Town Council at a later date.

## **9. Proclamations/Commendations – NONE**

## **10. Appearance by Citizens**

Becky Cederholm: Addressed the members of Town Council on various Town matters.

Andrea Norman and Carin Vaughn: Addressed the members of Town Council urging them to consider and approve the installation of speed humps in the Point Comfort area.

## **11. Unfinished Business**

### **a. Second Reading of Proposed Ordinance 2020-36 – Workforce Housing LMO Amendments**

Second Reading of Proposed Ordinance 2020-36 to amend Title 16 of the Municipal Code of the Town of Hilton Head Island, South Carolina, the Land Management Ordinance (LMO), Chapters 3, 4, and 10. These Amendments commonly referred to as *Workforce Housing LMO Amendments* as noted in the Island Packet on *July 19, 2020*, including changes that add Workforce Housing as a Permitted by Condition use in the RM-4 Zoning District and creates a Density Bonus Incentive, and providing for severability.

Mr. Harkins moved to approve. Mr. Ames seconded. Council had a brief discussion on the item. By way of roll call the motion carried by a vote of 6-1, Mrs. Becker opposing.

## **12. New Business**

### **a. Consideration of the Proposed Amendments to the LMO – 30 Folly Field Road**

Consideration of the proposed amendments to 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 with respect to the certain 1.5-acre parcel located at 30 Folly Field Road, identified as PIN R500 009 000 1196 0000, to change the existing Zoning from Resort Development (RD) to Parks and Recreation (PR).

Mr. Harkins moved to approve. Mr. Ames seconded. With a brief discussion and by way of roll call, the motion carried by a vote of 7-0.

### **b. Consideration of the Proposed Amendments to the LMO – 95 Mathews Drive**

Consideration of the proposed amendments to the Land Management Ordinance of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 6-1-107, the Official Zoning Map with respect to the certain 5.26-acre parcel located at 95 Mathews Drive, identified as PIN R511 008 000 192A 0000, rezoning the parcel from Community Commercial (CC) to Light Commercial (LC).

Mr. Gruber informed the members of Council that the applicant requesting the change had formally withdrawn their application.

### **c. First Reading of Proposed Ordinance 2021-05 – CIP Budget Amendments**

First Reading of Proposed Ordinance 2021-05 to amend the budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2021; to provide for the expenditures of certain funds; to allocate the sources of revenue for the said funds; and to provide for severability and an effective date.

Mr. Harkins moved to approve. Mr. Ames seconded. Staff provided clarification to the questions posed, specifically clarifying that the projects noted within the budget amendments were previously reviewed and approved by Town Council and that the budget amendments provide the adequate funding to begin those projects. Mr. Brown requested that Council as a body, consider amending the amendments, removing the Chaplin Linear Park project from the discussion. Staff expressed continued recommendation of approving the amendments as proposed and presented to Council. Upon conclusion of the discussion and by way of roll call, the motion carried by a vote of 6-1, Mr. Brown opposing.

## **12. New Business (cont.)**

### **d. Consideration of a Recommendation –Request for Speed Humps & Traffic Calming Policy**

Consideration of a Recommendation to Town Council from the Community Services and Public Safety Committee recommending the Town of Hilton Head Island pursue a Town-sponsored speed hump project on Point Comfort Road and adoption of a Traffic Calming Policy.

Mr. Ames moved to approve. Mr. Harkins seconded. After much discussion from Council about the inclusion of the proposed Traffic Calming Policy, Mr. Ames requested that it be removed from the current recommendation and discussed in greater detail at a Community Services and Public Safety Committee meeting. With the members of Town Council agreeing to such request, Mr. Ames updated and amended his original motion, with Mr. Harkins seconding. By way of roll call, the motion recommending the Town pursue a Town-sponsored speed hump project on Point Comfort Road, carried by a vote of 7-0. The proposed Traffic Calming Policy will be reviewed and considered at the March 22, 2021 Community Services and Public Safety meeting.

## **13. Executive Session**

Mr. Gruber stated that there was a need for Executive Session for: (a) Personnel Matters, discussion of appointments of members to Boards and Commissions, (b) Land Acquisition, discussion of negotiations incident to the proposed sale, lease, or purchase of property in the: (i) Northridge area, (ii) Palmetto Bay Road area, (iii) Squire Pope area, and (iv) Coligny area, (3) Legal Matters, receipt of legal advice related to pending, threatened, or potential claim related to: (i) ATAX funding, (ii) ArborNature, and (iii) Sandcastle by the Sea, and (4) Contractual Matters, discussion of negotiations incident to proposed contractual arrangements with Santee Cooper.

At 5:18 p.m., Mr. Harkins moved to enter into Executive Session for the reasons described by Mr. Gruber. Mr. Ames seconded. The motion carried unanimously.

## **14. Possible Actions by Town Council Concerning Matters Discussed in Executive Session**

At 7:04 p.m., Council returned from Executive Session with the following action.

Mr. Stanford moved to authorize the Town Manager or his designee to negotiate a contract with BIOS in accordance with the RFP and direction from Town Council. Mrs. Becker seconded. By way of roll call, the motion carried by a vote of 6-0, Mr. Harkins recusing himself.

Mr. Harkins moved to nominate Brian Turrisi for reappointment to the Beaufort County Airports Board as the Town of Hilton Head Island representative, for a two-year term beginning February 2021 and ending February 2023. Mr. Ames seconded. By way of roll call, the motion carried by a vote of 7-0.

## **15. Adjournment**

By unanimous vote, the meeting adjourned at 7:08 p.m.

**Approved: March 2, 2021**

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Krista M. Wiedmeyer, Town Clerk

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John J. McCann, Mayor