



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*

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**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: March 21, 2023**

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Alan Perry, Mayor