



The Town of Hilton Head Island
Town Council
 Tuesday, July 18, 2023, 3:00 pm
ACTION SUMMARY

Town Council Members in Attendance

	<u>Yes</u>	<u>No</u>
Mayor Alan Perry	X	
Mayor Pro-Tem David Ames, Ward 3	X	
Councilmember Alex Brown, Ward 1	X	
Councilmember Patsy Brison, Ward 2	X	
Councilmember Tammy Becker, Ward 4	X	
Councilmember Steve Alfred, Ward 5	X	
Councilmember Glenn Stanford, Ward 6	X	

Adoption of the Agenda

Councilmember Alfred moved to amend the agenda to include and Executive Session item following Item 9 for the purpose of receiving legal advice from the Town Attorney and other matters covered by the attorney client privilege (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]) related to the creation of an Islanders Mixed Use within the Sea Pines Circle District. Glenn Stanford seconded. Motion carried 7-0.

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Alan Perry	X		
Mayor Pro-Tem David Ames, Ward 3	X		
Councilmember Alex Brown, Ward 1	X		
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4	X		
Councilmember Steve Alfred, Ward 5	X		
Councilmember Glenn Stanford, Ward 6	X		

Ms. Brison moved to amend the agenda to include two additional lawsuits to Item 11.c. which are Transcon Industries, et all vs Town of HHI, et al and Hilton Head Motorcoach et a,l vs Town of HHI, et al for the purpose of receiving legal advice from the Town

Attorney and other matters covered by the attorney client privilege (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]). Glenn Stanford seconded. Motion carried 7-0.

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Alan Perry	X		
Mayor Pro-Tem David Ames, Ward 3	X		
Councilmember Alex Brown, Ward 1	X		
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4	X		
Councilmember Steve Alfred, Ward 5	X		
Councilmember Glenn Stanford, Ward 6	X		

Approval of the Minutes

Mr. Ames moved to approve all minutes. Glenn Stanford seconded. Vote tallies are listed below.

a. Regular Meeting Minutes of June 6, 2023

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Alan Perry	X		
Mayor Pro-Tem David Ames, Ward 3	X		
Councilmember Alex Brown, Ward 1	X		
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4	X		
Councilmember Steve Alfred, Ward 5			X
Councilmember Glenn Stanford, Ward 6	X		

b. Workshop Meeting Minutes of June 14, 2023

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Alan Perry	X		
Mayor Pro-Tem David Ames, Ward 3	x		
Councilmember Alex Brown, Ward 1	X		
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4	X		
Councilmember Steve Alfred, Ward 5	X		
Councilmember Glenn Stanford, Ward 6	X		

c. Regular Meeting Minutes of June 20, 2023

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Alan Perry	X		
Mayor Pro-Tem David Ames, Ward 3			X
Councilmember Alex Brown, Ward 1	X		
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4	X		
Councilmember Steve Alfred, Ward 5	X		
Councilmember Glenn Stanford, Ward 6	X		

d. Special Meeting Minutes of June 27, 2023

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Alan Perry	X		
Mayor Pro-Tem David Ames, Ward 3	X		
Councilmember Alex Brown, Ward 1	X		
Councilmember Patsy Brison, Ward 2			X
Councilmember Tammy Becker, Ward 4	X		
Councilmember Steve Alfred, Ward 5	X		
Councilmember Glenn Stanford, Ward 6	X		

New Business

a. Consideration of Proposed Ordinance 2023-07 Amending Sections Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to Create a New Use Called Islander Mixed-Use within the Sea Pines Circle District – First Reading – Shawn Colin, Assistant Town Manager, Community Development

Ms. Brison moved to approve the text amendment to the Land Management Ordinance (LMO) as set out in Proposed Ordinance #2023-27 subject to the following amendments:

- (1) A four (4) bedroom per dwelling unit maximum as recommended by the staff.
- (2) Including the definition of “functional open space” or “common amenity space” as has been recommended; as staff has included language about that.
- (3) Increase the workforce housing standards closer to that already provided in the LMO for increased density, so that instead of 15% of Islander Mixed Use Units there would be 20%; for households earning up to 90% of the AMI per the Town’s Workforce Housing Agreement requirements; excluding student

housing units for USCB, for a term of a minimum of 20 years from the date of the initial certificate of occupancy for completion of construction of the last workforce housing unit, and if there be any document recorded in the Office of the Register of Deeds for Beaufort County to restrict the property to those Workforce Housing requirements.

- (4) That there be a clarification regarding shared use parking so that the Mixed-Use development may utilize shared parking on Education Use property for so long as the property is used for Education Use and that the shared parking is limited to the same number of parking spaces as the number of beds provided in student housing for the Education Use.

Ms. Becker seconded.

Mr. Ames Moved to amend the motion to add that a workforce housing provision be attached within the text amendment with the intent that if the property is sold it remains workforce housing and does not become an apartment complex. Mr. Brown seconded. Amendment to the Motion carried 5-1-1(Brison against, Becker abstained).

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Alan Perry	X		
Mayor Pro-Tem David Ames, Ward 3	X		
Councilmember Alex Brown, Ward 1	X		
Councilmember Patsy Brison, Ward 2		X	
Councilmember Tammy Becker, Ward 4			X
Councilmember Steve Alfred, Ward 5	X		
Councilmember Glenn Stanford, Ward 6	X		

Ms. Brison's original motion, as amended by Mr. Ames motion, was approved by a vote of 7-0.

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Alan Perry	X		
Mayor Pro-Tem David Ames, Ward 3	X		
Councilmember Alex Brown, Ward 1	X		
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4	X		
Councilmember Steve Alfred, Ward 5	X		
Councilmember Glenn Stanford, Ward 6	X		

Actions from Executive Session

Item 11.b.

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**
 - i. **Housing Action Committee**

Mr. Ames moved to appoint the following to the Housing Action Committee: Jack Alderman, Sarah Jones-Anderson and Luana Graves Sellars. Glen Stanford seconded. Motion carried 6-1 (Becker opposed).

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Alan Perry	X		
Mayor Pro-Tem David Ames, Ward 3	X		
Councilmember Alex Brown, Ward 1	X		
Councilmember Patsy Brison, Ward 2	X		
Councilmember Tammy Becker, Ward 4		X	
Councilmember Steve Alfred, Ward 5	X		
Councilmember Glenn Stanford, Ward 6	X		

Item 11.c.

Discussion 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:

2. **Mitchelville Road Dirt Road Paving**

Mr. Ames moved to adopt a Resolution of the Town Council of The Town Of Hilton Head Island, South Carolina, under the authority of S. C. Code Ann. § 28-2-10, *et seq.* (Supp. 2023), and § 16-5-105(d)(5), *Municipal Code of the Town of Hilton Head Island, South Carolina* (1983), authorizing acceptance of property for a public right of way for a roadway known as “Mitchelville Lane,” and a pathway easement. Ms. Brison seconded. Motion carried 7-0.

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Alan Perry	X		
Mayor Pro-Tem David Ames, Ward 3	X		
Councilmember Alex Brown, Ward 1	X		
Councilmember Patsy Brison, Ward 2	X		

Councilmember Tammy Becker, Ward 4	X
Councilmember Steve Alfred, Ward 5	X
Councilmember Glenn Stanford, Ward 6	X
