



Town of Hilton Head Island
TOWN COUNCIL WORKSHOP
Tuesday, June 14, 2023, 1:00 p.m.
MINUTES

Present from Town Council: Alan Perry, *Mayor*; David Ames, *Mayor Pro-Tempore*; Tamara Becker, Alex Brown, Steve Alfred, Glenn Stanford, Patsy Brison, *Town Council Members*

Present from Town Staff: Marc Orlando, *Town Manager*; Shawn Colin, *Assistant Town Manager – Community Development*; Angie Stone, *Assistant Town Manager*; Ben Brown, *Senior Advisor to the Town Manager*; John Troyer, *Finance Director*; Kimberly Gammon, *Town Clerk*; Bryan McIlwee, *Assistant Community Development Director*; Jennifer Ray, *Capital Program Manager*; Taylor Ladd, *Project Manager*

1. Call to Order

Mayor Perry called the workshop to order at 1:00 p.m.

2. FOIA Compliance

Ms. Gammon affirmed compliance with FOIA.

3. Pledge to the Flag

4. Civility Pledge

5. Adoption of the Agenda

Mr. Alfred moved to approve. Mr. Stanford seconded. Motion carried 7-0.

6. Appearance by Citizens

Sheryl McAlister, Senior Director of Advocacy and Community Development, USTA South Carolina, addressed Council stating that Hilton Head Island is critical to the overall tennis community. She explained the structure of USTA and the services provided. Ms. McAlister stated there are facilities grants projects in the works within the area. She said they work with organizations, towns and communities across the country to invest free services and, more often than not, funding to bring tennis courts back that have fallen into disrepair. Ms. McAlister informed Council there are resources and funds available, and it is being invested in this community and stated they look forward to discussing opportunities to partner and invest.

Jessica Harrell, Senior Director of Programs and Services, USTA South Carolina,

addressed Council describing, in detail, the existing program for tennis on Hilton Head Island and the need for courts.

Bob Soltys addressed Council regarding the need for pickleball courts and the need for the Town to include a recommendation to commit funds for a consultant to design and cost out courts.

Jolyn de Boer addressed Council regarding the demand for tennis in the area and said it is the racquet sport of choice for residents and reviewed research done on the subject.

Judd Carstens, on behalf of the Hilton Head Baseball Association, addressed Council regarding services provided. He spoke in support of the Crossing Parks Master Plan and the renovation measures. He explained the need for expanded and improved amenities.

Stan Smith addressed Council regarding the history of tennis tournaments on Hilton Head Island. He spoke of supporting making Hilton Head Island a destination for tennis tournaments again. He stated he was present to advocate for the proposed tennis facility.

Frank Babel addressed Council regarding the improvements in parks and recreation on Hilton Head Island in the last five years. He stated the need to move forward with the projects.

Alex Cruden, President of Hilton Head Island Pickleball Club, addressed Council regarding the need for pickleball courts on Hilton Head Island. He stated the number of players has increased to ten million. Mr. Cruden noted that the membership of the club has grown from 100 to 600 members and expressed appreciation for the consideration the Town has given and offered to assist in any way they can.

Bobby Tillison addressed Council regarding the need for public beach volleyball courts as well as sand courts in parks. He noted when he and his friends are playing beach volleyball numerous individuals ask to join in which points out the need. Mr. Tillison suggested if the Town was to install sand courts in a park, Crossings Park would be the best choice.

7. Workshop Discussion

a. Discussion of Chaplin Park Master Plan

Jennifer Ray reviewed the timeline regarding the plan to date. She briefly reviewed the previous plan along with the suggestions for changes in the plan. Ms. Ray introduced Brian Kinzelman of MKSK to go over the proposed plan. Mr. Kinzelman explained the preliminary plan presented in February was deemed as having too much on one site which was very damaging to the environment and parking organization was suffering. He stated they have massaged the edges and have opportunities for additional facilities.

Mr. Kinzelman explained that organization is needed such as how you enter the park, how you get to parking areas, how you get to the centrally located multi-use facility and connectivity to the pathway on William Hilton Parkway. He reviewed the components of the existing park with the additions that were requested and how they would fit into the area. Mr. Kinzelman proceeded to review the base plan and the four alternate plans with different locations of components. He reviewed the existing parking spaces, parking provision and the parking demand, along with the APA standards for each component. Mr. Kinzelman noted the peak demand is expected to be weekend mornings in the summer.

Members of Council made comments and asked questions regarding: available space for the pool and pickleball facility; the need for additional parking to accommodate the traffic the parking will attract; the possibility of removal of on-street parking; the need to consider a 50 meter pool as opposed to 25 meters; impact on residential neighborhoods; parking needs for each alternate plan; alternate locations for beach operations; traffic concerns when exiting the park; concern for capacity of use and parking when placing multiple components on the site; the need to look at alternate locations for the pool, padel ball and/or pickleball courts; inquiry as to parking requirements and permitting guidelines; the best utilization of the space; concern for the cost of padel courts; and a consensus of Council that pickleball courts are supported at Chaplin Park.

b. Discussion of Crossings Park Master Plan

Jennifer Ray reviewed the timeline regarding the plan to date. Mr. Kinzelman briefly reviewed the previous plan along with the suggestions for changes in the plan. He explained the request for a 400 foot ballfield would be a challenge due to the impact on the covenant area and would require filling and permitting. Mr. Kinzelman added that the change placed the outfield fence right along Helmsman Way. Ms. Ray explained that after discussing the larger field need with the Hilton Head Baseball Association president, at this point there is not a demand for that size field. Mr. Kinzelman reviewed the active recreation improvements proposed for the park which include nature trail, sports arena, skate park, mountain bike trails and pump track and the realignment for parking in addition to park entrance and exit proposed changes.

Members of Council made comments and asked questions regarding inquiry as to the opportunity for events with five fields; inquiry as to whether the fields could be utilized for softball; inquiry regarding the lighting; a request for consideration of moving the pump track to the parking lot of the skate park; consideration of a shuttle stop at this location for beach access and recognition of the People for Parks group that pushed for parks for children.

c. Discussion of Racquets Facility Master Plan

Jennifer Ray reviewed the demand for dedicated tennis facilities. She stated staff looked at existing town-owned property and found the site on Marshland Road was deemed as a suitable location. Mr. Kinzelman reviewed the site plan in detail. He stated the program being proposed is 24 tennis courts, welcome center, paddle craft launch,

neighborhood park, playground, restroom facilities and shade structures. Ms. Ray stated the three components of the program are Island-Wide recreation, neighborhood amenities and a natural environment. She reviewed the draft master plan in detail.

Members of Council made comments and asked questions regarding; inquiry regarding the wetland on site and confirmation it is not a tributary into Broad Creek; the need for availability to access fishing; the need for space for neighborhood businesses to thrive when there are events; inquiry as to the structure for staffing for the Welcome Center and the need for a feeder program; appreciation for the access to the water; clarification as to the location of the park; the need for input from citizens that live near the proposed complex; concern for the neighborhood regarding lighting; and the need for sufficient parking or a plan for offsite parking.

Mayor Perry asked for public comment.

Mike Mallaca addressed Council and inquired if staff viewed various pickleball sites. Ms. Ray confirmed they did. He suggested there should be some type of bleacher facility for events.

Jackie Wynaki, representative of USTA adult leagues and President of the Tennis Association of Hilton Head Island addressed Council regarding the need for input from the Tennis Association regarding the racquet facility.

Tom Ruth, Sports Center Director at Long Cove addressed Council inquired as to why there are two surfaces planned at the racquet facility. Ms. Ray stated that with serving the community some residents prefer clay and some prefer hard core, so it was a matter of balance. She added that through further conversation that could change.

Yung Geis addressed Council expressing his appreciation for the racquet facility and offered his assistance, if needed.

Mark Anderson addressed Council made inquiry regarding the programming for the pickleball courts within the master plan.

Frank Babel addressed Council regarding a program named Kids in Parks and shared a pamphlet he had. He encouraged alternate transportation to access the parks and beach.

Frank Soule addressed Council made the following recommendations: consider the neighbors when locating the pickleball courts; the need for increased parking at Chaplin Park; to look at the 2013 proposal Island Rec submitted for a pool; the need for a family oriented pool; the need for a maintenance building at Chaplin Park; with the addition of two fields at Crossing there are more opportunities for kickball and other sports; the need to cover the hockey rink; and complimented the outdoor recreation component on the tennis court location.

Bob Soltys addressed Council regarding his support for the plans and encouraged moving forward.

Judd Carstens addressed Council regarding his availability to answer and questions and thanked all concerned.

8. Adjournment

The workshop adjourned at 3:40 p.m.

Approved: July 18, 2023

Kimberly Gammon, Town Clerk

Alan R. Perry, Mayor

The recording of this Workshop can be found on the Town's website at www.hiltonheadislandsc.gov