



**The Town of Hilton Head Island  
Special Public Facilities Committee Meeting**

**Wednesday, March 26, 2014**

**2:00 p.m.**

**Benjamin M. Racusin Council Chambers**

**AGENDA**

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**As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting**

- 1. Call to Order**
- 2. Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Committee Business**
  - Approval of Minutes:
    - March 4, 2014
- 4. Unfinished Business**
- 5. New Business**
  - Request for the Sale of Town Owned Land
- 6. Adjournment**

**Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.**

# TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: March 4, 2014

Time: 2:00 P.M.

Members Present: Kim Likins, John McCann

Members Absent: Marc Grant

Staff Present: Scott Liggett, Shawn Colin

Others Present: None

Media Present: None

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**1. Call to Order:**

The meeting was called to order at 2:00 p.m.

**2. FOIA Compliance:**

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**3. Committee Business:**

**Approval of Minutes:** Councilman McCann moved to approve the Minutes of February 4, 2014. Chairman Likins seconded. The Minutes of February 4, 2014 were unanimously approved.

**4. Unfinished Business:** None

**5. New Business**

- **Request for the Sale of Land Owned Jointly by the Town and Beaufort County**  
Shawn Colin, Deputy Director of Community Development stated the Town and Beaufort County jointly purchased approximately 1.22 acre parcel located along Beach City Road in January, 2013, with the County taking the lead to complete closing the transaction. An existing encroachment, present on the subject parcel was not discovered prior to the Town and County completing the closing. Subsequent to the closing the encroachment was brought to the attention of the Town and County by the affected neighboring land owner, Mr. Andre White.

Mr. White has an access easement over the property at the end of Beach City Road. Both a driveway and privacy fence are currently located on the Town and county property. To rectify this issue and address the preexisting encroachment, staff recommends that the Town and County agree to sell an approximately 0.075 acre portion of the jointly held property to Mr. White. The cost to the Town and County for the original purchase was \$350,000 for the 1.22 acre parcel, or \$286,885 per acre. Staff recommends a sale price of approximately \$21,516 plus costs incurred by the Town and

County to complete the closing transaction. The \$21,516 for the approximately 0.075 acre parcel is commensurate with the original sale price per acre.

In addition, the County has requested that the transaction also be subject to a condition that no commercial development rights be allowed on the land transferred to Mr. White.

Councilman McCann moved that the Public Facilities Committee recommend that Town Council authorize the Town Manager to work with Beaufort County to negotiate a Contract for the sale of approximately 0.075 acres of jointly owned property to neighboring property owner, Mr. Andre White. Chairman Likins seconded. The motion passed unanimously.

**6. Adjournment:**

Councilman McCann moved to adjourn. Chairman Likins seconded the motion. The meeting was adjourned at 2:04 p.m.

Respectfully Submitted,

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**Karen D. Knox**  
**Senior Administrative Assistant**

DRAFT



# TOWN OF HILTON HEAD ISLAND

## *Community Development Department*

**TO:** Public Facilities Committee  
**FROM:** Charles F. Cousins, AICP, *Director of Community Development*  
**DATE:** March 10, 2014  
**SUBJECT:** Request for the sale of Town owned land

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**Recommendation:** That the Public Facilities Committee recommends that Town Council authorize the execution of a contract for the sale of approximately 10 acres of Town-owned property to facilitate the redevelopment of Pineland Station.

**Summary:** In 2001 the Town purchased 10 acres on Mathews Drive immediately behind Pineland station with the intent of creating a law enforcement center and relocating the Town Court. The purchase price was \$1,100,385 of which \$1,000,000 was for the land and the remainder was for 18,000 gallons of water and sewer capacity. Later the Town determined that locating the law enforcement center elsewhere was a better option so this property is no longer needed for its original purpose. The sale of this property to Pineland Associates would facilitate the redevelopment of Pineland Station. The sales price would be \$1,000,000 and the Town would retain the water and sewer capacity it purchased.

**Background:** The Town purchased 10 acres in 2001 along Mathews Drive to create a law enforcement center and to house the Town Court operations. The Town's 10 acres is immediately adjacent to Pineland Station. One of the original ideas behind selecting this site was the belief that placing the law enforcement center and courts there would generate activity that could reinvigorate this older shopping center. Since that time the Town decided to purchase an existing building in the Shelter Cove area and has relocated the Sheriff to that site. This land is no longer needed to meet its original intent with the creation of the law enforcement center in the Shelter Cove area.

However, the challenges of Pineland Station still exist. Pineland Station is an older shopping center with a large number of vacancies that is really showing its age. The shopping center also has numerous non-conformities as it was developed prior to the Town's Land Management Ordinance. The Town's land offers an opportunity to work with the owner of a worn out facility to replace much of it and create a new shopping center that corrects many of those non-conformities. This proposal would feature the tear down of the majority of the buildings on the property and create a more exciting retail space with the Town recouping its original investment. The redevelopment would include roughly 20,000 additional square feet which is less than would be allowed on the 10 acre Town parcel. Thus the community will experience a new shopping center at no financial costs to the Town or any rezoning to allocate additional square footage. Five acres of the Town's ten acres are wetlands. These would be set aside by the developer and not developed.

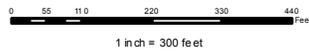
**Attachments:** *Pineland Station Parcels map and Pineland Station Redevelopment plan*

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**TOWN OF HILTON HEAD ISLAND**  
 ONE TOWN CENTER COURT  
 HILTON HEAD ISLAND, S.C. 29928  
 PHONE (843) 341-4600  
 May 30, 2013

**Town of Hilton Head Island**  
 Pineland Station Parcels



This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.



PROJECT No 01-13007

DATE 11 20 2013

Scale: 1" = 50'

CONCEPTUAL SITE PLAN STUDY 7 (RETAIL +/- 141,300, + 8,000 2ND FLOOR)

Document is preliminary and subject to change.



PINELAND STATION REDEVELOPMENT  
Hilton Head Island, South Carolina

**WPI**

**Wood+Partners Inc.**

Landscape Architects  
Land Planners