

THE TOWN OF HILTON HEAD ISLAND
REGULAR TOWN COUNCIL MEETING

Date: Tuesday, May 17, 2011

Time: 4:00 P.M.

Present from Town Council: Drew A. Laughlin, *Mayor*; Bill Ferguson; George Williams, Bill Harkins, Kim Likins, Lee Edwards, *Council Members*.

Absent from Town Council: Ken Heitzke, Council Member

Present from Town Staff: Stephen G. Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities*; Lavarn Lucas, *Fire Chief*; Nancy Gasen, *Director of Human Resources*; Susan Simmons, *Director of Finance*; Jill Foster, *Deputy Director of Community Development*; Brian Hulbert, *Staff Attorney*; Jeff Buckalew, *Town Engineer*; Ed Boring, *Deputy Fire Chief – Support Services*; Julian Walls, *Facilities Manager*; Teri Lewis, *LMO Official*; Heather Colin, *Development Review Administrator*; Nicole Dixon, *Senior Planner*; Rene Phillips, *Website/Court Systems Administrator*; Vicki Pfannenschmidt, *Executive Assistant*

Present from Media: Tom Barton, *Island Packet*

1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 4:00 p.m.

2) PLEDGE TO THE FLAG

3) INVOCATION

4) 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.

5) Proclamations and Commendations

a. Foster Care Month

There was no one present to receive the proclamation.

6) Approval of Minutes

a. Regular Town Council Meeting – May 3, 2011

Mr. Williams moved to approve. Mr. Harkins seconded. The minutes from the May 3, 2011 Town Council meeting were approved by a vote of 5-0-1. Mr. Ferguson abstained because he was not present at the meeting.

b. Budget Workshop – May 3, 2011

Mr. Williams moved to approve. Mrs. Likins seconded. Mr. Williams stated that on page 3 of 6, line 2 should read: would need to be defined. The corrected minutes from the May 3, 2011 Town Council Budget Workshop meeting were approved by a vote of 5-0-1. Mr. Ferguson abstained because he was not present at the meeting.

c. Budget Workshop – May 5, 2011

Mr. Williams moved to approve. Mrs. Likins seconded. The minutes from the May 5, 2011 Town Council Budget Workshop meeting were approved by a vote of 5-0-1. Mr. Ferguson abstained because he was not present at the meeting.

d. Budget Workshop – May 10, 2011

Mr. Williams moved to approve. Mrs. Likins seconded. The minutes from the May 10, 2011 Town Council Budget Workshop meeting were approved by a vote of 5-0-1. Mr. Ferguson abstained because he was not present at the meeting.

7) Report of the Town Manager

a. Town Manager's Items of Interest

Mr. Riley reported on some Items of Interest.

b. Recycling Update – Scott Liggett

Scott Liggett provided an update on the Recycling Program. He stated there would be formal written reports to begin by mid-summer. He summarized the program as being successful and he stated the reports given in the future will have details on the revenue brought in by the program.

c. May, 2011 Policy Agenda, Management Targets and CIP Updates

Steve Riley noted the May updates were included in the agenda package and invited Council to contact him or staff if they had any questions. Mr. Williams asked about the lease agreement for Fire Station 7. Charles Cousins stated that Curtis Coltrane was working on the lease agreement at this time.

8) Reports from Members of Council

a. General Reports from Council

Mayor Laughlin announced that Mr. Ferguson requested to resume his Committee duties effective immediately. Mr. Ferguson agreed and said that would include all his Committee duties with the exception of the LMO Re-Write Committee.

b. Report of the Intergovernmental Relations Committee – George Williams, Chairman

Mr. Williams reported that the Committee met in the afternoon and reviewed several Bills from both the House and the Senate. He said they reviewed House Bill 3918 which would relocate the Division of Aeronautics within the SCDOT. He stated the Committee recommended the Mayor send a letter of concern to the Beaufort County Legislative Delegation. Mayor Laughlin asked Council if anyone

had any objection to the letter being sent. There were no objections.

c. Report of the Personnel Committee – Lee Edwards, Chairman

Mr. Edwards reported the Committee is in the process of conducting interviews and will continue until the vacancies on Boards, Committees and Commissions are filled.

d. Report of the Planning & Development Standards Committee –Ken Heitzke, Acting Chairman

Mr. Harkins said Mr. Heitzke asked him to submit his report stating that Mr. Heitzke voiced concern and caution in deciding the issue of Item 11.a on the agenda.

e. Report of the Public Facilities Committee – Kim Likins, Chairman

None.

f. Report of the Public Safety Committee – Bill Harkins, Chairman

None.

9) Appearance by Citizens

Mr. Bob Richardson of Palmetto Hall Plantation spoke concerning the Compromise Proposal on the airport runway submitted by Palmetto Hall and Port Royal Plantations.

10) Unfinished Business

None.

11) New Business

a. First Reading of Proposed Ordinance No. 2011-07

First Reading of Proposed Ordinance No. 2011-07 to amend Title 16, "The Land Management Ordinance," of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 16-4-102, the Official Zoning Map with respect to those certain parcels identified as Parcels 161 and 166 on Beaufort County Tax Map 11, from OL (Office/Institutional Low Density) to the CC (Commercial Center) Zoning District; and providing for severability and an effective date.

Mr. Ferguson moved to approve. Mr. Harkins seconded. Mr. Williams noted the Committee recommended denial of the zoning amendment by a vote of 2-1. He said he agrees that the entire area in question needs to be looked at in a comprehensive way. He stated that at this time the LMO Re-Write Committee is charged with reviewing the entire LMO for these types of issues. He expressed concern this could be spot zoning and would take care of one person or property in particular.

Kim Likins said she did not want to be short sighted on this issue because she does not want Council to send a message to the community that redevelopment is not encouraged.

Mr. Edwards stated that the LMO Re-Write Committee is in the beginning stages of its process and it could be well over a year before they are ready to make recommendations for changes. He said Council needs to conduct business and move ahead and make a decision.

Mr. Ferguson agreed with Mrs. Likins and Mr. Edwards stating the issue of redevelopment was an important part of the 2010 election.

Mayor Laughlin stated he does not want things placed on hold for the LMO Re-Write Committee recommendations. Mayor Laughlin said Council may need advice from the Town Attorney as to whether this is spot zoning but he is not comfortable with denying the request because of the LMO RE-Write process.

Mr. Harkins said that the Town of Hilton Head Island is not the first community to rewrite an outdated LMO and they may need to reach out to other communities as to how they handled these types of situations.

Mayor Laughlin asked if there was a representative of the property owner present to speak. Mr. Ernest Marchetti approached the dais and said he was representing the property owner. He asked Council to approve the zoning request because as it stands now the property is not marketable.

Mr. Chet Williams spoke in favor of the rezoning.

The motion was approved by a vote of 5-1. Mr. Williams was opposed.

b. Consideration of a Resolution

Consideration of a Resolution by the Town Council of the Town of Hilton Head Island denying the application for Zoning Map Amendment ZMA100007 which requests an amendment to Chapter 4 of Title 16, "The Land Management Ordinance" (LMO), of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 16-4-102, the Official Zoning Map with respect to the certain parcels identified as Parcel 161 and Parcel 166 on Beaufort County Tax Map 11 from OL (Office/Institutional Low Density) to the CC (Commercial Center) Zoning District.

Due to the approval of the first reading of Proposed Ordinance 2011-07, there was no need to act on this item.

12) Executive Session

Mr. Riley stated he needed an executive session for contractual matters pertaining to land acquisition; including a proposed land swap involving town-owned land; contractual matters pertaining to a request for a sign easement over town-owned land; legal matters pertaining to pending litigation; legal matters pertaining to a code enforcement matter; and personnel matters pertaining to appointments to boards and commissions.

At 4:58 p.m. Mr. Williams moved to go into Executive Session for the reasons stated by the Town Manager. Mr. Williams seconded. The motion was approved by a vote of 6-0.

Mayor Laughlin called the meeting back to order at 6:20 p.m. and asked if there was any business to take up as a result of executive session.

Mr. Ferguson moved to appoint Irv Campbell to the LMO Re-Write Committee. Mr. Williams seconded. The motion was approved by a vote of 6-0.

13) Adjournment

Mr. Williams moved to adjourn. Mr. Ferguson seconded. The meeting was adjourned at 6:21 p.m.

Vicki Pfannenschmidt, Secretary

Approved: June 7, 2011

Drew A. Laughlin, Mayor