

THE TOWN OF HILTON HEAD ISLAND
REGULAR TOWN COUNCIL MEETING

Date: Tuesday, May 1, 2012

Time: 4:00 P.M.

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

Present from Town Staff: Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Lavarn Lucas, *Fire Chief*; Brad Tadlock, *Deputy Fire Chief – Operations*; Tom Fultz, *Director of Administrative Services*; Nancy Gasen, *Director of Human Resources*; Susan Simmons, *Director of Finance*; Brian Hulbert, *Staff Attorney*; Julian Walls, *Facilities Manager*; Jill Foster, *Deputy Director of Community Development*; Teri Lewis, *LMO Official*; Victoria Shanahan, *Accounting Manager*; Chris Nelson, *Senior Accountant*; Natalie Majorkiewicz, *Systems and Reporting Administrator*; Darrin Shoemaker, *Traffic and Transportation Engineer*; Harvey Bethea, *Lieutenant/Fire and Rescue*; Linda Marrero, *Senior Dispatcher*; Marcy Benson, *Senior Grants Administrator*; Nicole Dixon, *Senior Planner*; 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. Bike Month

Frank Babel and Marcy Benson accepted the proclamation.

b. Public Service Recognition Week

Jill Foster, Chris Nelson, Harvey Bethea and Linda Marrero accepted the proclamation.

6) Approval of Minutes

a. Town Council Meeting – April 17, 2012

Mr. Heitzke moved to approve. Mr. Williams seconded. The minutes of the April 17, 2012 Town Council meeting were unanimously approved by a vote of 7-0.

7) Report of the Town Manager

a. Town Manager's Items of Interest

Mr. Riley reported on some items of interest.

b. April, 2012 Policy Agenda, Management Targets and CIP Updates

Mr. Riley noted the above report was included in the packet and he would gladly answer any questions.

c. FY 2012 Financial Statements through March 31, 2012

Mr. Riley stated he and Susan Simmons were available to answer any questions pertaining to the financial statements.

8) Reports from Members of Council

a. General Reports from Council

Mr. Williams stated he attended a recent LCOG Transportation Committee Meeting along with representatives from the four county area and members of the SCDOT. He reported that South Carolina and Georgia are planning to repair the back bridge going into Savannah beginning in August of 2012. He also said there are plans to widen US17 from SC315 to the Georgia State line. Mr. Williams noted that the Windmill Harbour project is now in the STIP Plan which will require surveys. He said they are contemplating going to contract in 2015 and suggested it should be in conjunction with the planned flyovers. He noted it may be best if the SCDOT is requested to accelerate the study on Windmill Harbour.

Mr. Williams said he is very concerned that the proposed casino is going to have Hilton Head in its name and how it will impact the Town of Hilton Head Island. He suggested Town Council consider taking a position against the casino. Mayor Laughlin informed Council the issue would be addressed at the May 15, 2012 Town Council Meeting.

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

No report.

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

No report.

d. Report of the Planning & Development Standards Committee –Bill Ferguson, Chairman

Mr. Ferguson stated the Committee met on April 25, 2012 reviewing three items. He reported the first item was a rezoning request for five properties on William Hilton Parkway and it was on the agenda for today's meeting as Item 11.a.. He said the committee recommendation was to deny the request. He reported there was also a request for rezoning from OL to PD-1 of property at 807 William Hilton Parkway which the Committee recommended approval and the item will come forward to Town Council at the May 15, 2012 meeting.

Mr. Ferguson requested Teri Lewis report on the third item concerning LMO sign amendments. Ms. Lewis gave a brief overview and stated the Committee considered the proposed amendments and voted for a recommendation of disapproval. She said the item will come forward to Town Council at the May 15, 2012 meeting.

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

Mrs. Likins reported the Committee met today and there was a presentation of the preliminary development plans for Chaplin Linear Park. She said the Committee suggested discussion of the plans at a future workshop meeting.

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

No report.

g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member

No report.

9) **Appearance by Citizens**

None.

10) **Unfinished Business**

a. **Second Reading of Proposed Ordinance 2012-10**

Second Reading of Proposed Ordinance 2012-10 authorizing the execution of a deed for the sale of an undivided one half (1/2) interest in three (3) parcels of real property located on Beach City Road to Beaufort County, South Carolina pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2011), and § 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was unanimously approved by a vote of 7-0.

11) **New Business**

a. **First Reading of Proposed Ordinance 2012-09**

First Reading of Proposed Ordinance 2012-09 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 132a, 77, 153, 155a and 154 on Beaufort County Tax Map 11, from OL(Office/Institutional Low Intensity) to the CC (Commercial Center) Zoning District; and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Ferguson seconded. Mr. Riley explained this proposed ordinance came with a committee recommendation against approval. Mr. Harkins stated he felt the Long Cove representatives presented legitimate arguments as to why they were against the rezoning. Mr. Williams stated he attended the Planning and Development Standards Committee meeting and his concern was an overabundance of commercial districts. He stated he felt the rezoning went against the concept of limiting those high traffic areas. He noted the Town is in the process of rewriting the LMO and results have not been determined. Mr. William said his main concern is once the zoning is changed, a multitude of different businesses could be placed in the buildings. Mr. Heitzke concurred.

Mr. Ferguson commented that during the Planning and Development Standards Committee meeting it was suggested a moratorium be considered on this type of rezoning until the LMO Rewrite Committee consultants complete their recommendations. He added that he traveled to the property in question and it is heavily wooded and buffered and he cannot see where it would disturb the residents of Long Cove. Mr. Edwards stated he tended to agree with Mr. Williams and also had concerns and did not feel a moratorium should take place but with the results from the LMO Rewrite Committee due soon, it might be good to wait until then.

The applicant, Mr. Joe Ryan, Mr. Mark Rhinehart, Director of Administration for Hargray and Jocelyn Steiger spoke in favor of the rezoning, all stating they felt it would benefit the Town if it was approved. Mr. Jerry Grimm, a resident of Long Cove spoke in opposition to the rezoning.

Mayor Laughlin stated he felt this was a very difficult decision because both sides have merit. He stated he would favor approving this because the area leans toward being a CC district and there is such an abundance of office space on the Island which will have to be re-tasked in to other uses. The motion was approved by a vote of 4-3. (Mr. Harkins, Mr. Heitzke and Mr. Williams were opposed.)

b. Consideration of a Reimbursement Resolution for Sewer Projects

Consideration of a Resolution relating to the declaration of intent by the Town Council of the Town of Hilton Head Island, South Carolina, to reimburse certain expenditures prior to the issuance by the town of its tax-exempt debt.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was unanimously approved by a vote of 7-0.

c. First Reading of Proposed Ordinance 2012-14

First Reading of Proposed Ordinance 2012-14 to amend the budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2012; to provide for the expenditures of certain funds; and to allocate the sources of revenue for the said funds.

Mr. Heitzke moved to approve. Mr. Williams seconded. Mr. Williams asked questions concerning carrying over projects that were budgeted but not completed and how they would be placed in the new budget year. Susan Simmons and Scott Liggett explained the procedure used and changes that had been made concerning funding sources. The motion was unanimously approved by a vote of 7-0.

d. First Reading of Proposed Ordinance No. 2012-13

First Reading of Proposed Ordinance 2012-13 to raise revenue and adopt a budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2013; to establish a property tax levy; to establish funds; to establish a policy for acquisition of rights of way and easements; and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Williams seconded. Steve Riley presented an overview of the proposed FY13 Budget. The motion was unanimously approved by a vote of 7-0.

After discussion of upcoming workshops, members of Town Council agreed to change the starting time of the May 8, 2012 Town Council Budget Workshop from 4:00 p.m. to 3:00 p.m. and to cancel the May 10, 2012 Town Council Budget Workshop.

12) Executive Session

Mr. Riley stated he needed an executive session for contractual matters pertaining to land acquisition, including a potential land swap with Blanchard and Calhoun; contractual matters pertaining to the franchise agreement with Republic Waste.

At 5:35 p.m. Mr. Heitzke moved to go into Executive Session for the reasons given by the Town Manager. Mr. Williams seconded. The motion was unanimously approved by a vote of 7-0.

Mayor Laughlin called the meeting back to order at 6:47 p.m. and asked if there was any business to take up as a result of executive session.

Mrs. Likins moved that the Town Council for the Town of Hilton Head Island adopt a resolution authorizing the Town Manager to execute a property owner's consent on behalf of the Town to allow Shelter Cove Towne Center, LLC to apply for a rezoning of Town owned property adjacent to the Shelter Cove Mall. Provided however, this resolution shall not constitute an approval of any rezoning, nor any other type of approval which requires a separate approval process in accordance with South Carolina law.

13) Adjournment

Mr. Heitzke moved to adjourn. Mr. Williams seconded. The motion was approved by a vote of 7-0. The meeting was adjourned at 6:48 p.m.

Vicki Pfannenschmidt

Executive Assistant

Approved: 5/15/2012

Drew A. Laughlin, Mayor