

**THE TOWN OF HILTON HEAD ISLAND
TOWN COUNCIL WORKSHOP**

Date: Thursday, May 31, 2012

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

Present from Town Staff: Steve Riley, *Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities*; Susan Simmons, *Finance Director*; Jill Foster, *Deputy Director of Community Development*; Shawn Colin, *Comprehensive Planning Manger*; Heather Colin, *Development Review Administrator*; Teri Lewis, *LMO Official*; Mike Roan, *Urban Design Administrator*; Jennifer Ray, *Urban Designer*; Nicole Dixon, *Senior Planner*; Jeff Buckalew, *Town Engineer*

Others Present: Mark Senn, *Blanchard and Calhoun*; Mark Baker, Todd Theodore, *Wood and Partners*; Roni Albritton, *General Manager, Shelter Cove Mall*

Present from Media: None.

1. Call to Order

Mayor Laughlin called the Workshop to order at 9:30 a.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. Review of Proposed Land Use Changes and Developer Agreement for Shelter Cove Mall

Charles Cousins explained the purpose of the workshop was for informational purposes and public comment would take place at the Public Hearing of the Planning Commission on June 8.

Heather Colin provided a quick review of the history of the parcel and outparcels of the mall property.

Mark Baker of Wood and Partners reviewed the current proposal in detail along with explaining the proposed land swap with the Town.

Roni Allbritton, General Manager of The Mall at Shelter Cove spoke in support of the proposed project.

Mark Senn of Blanchard and Calhoun explained the steps taken and meetings that have been held to date. He thanked the Town for working with them and said they were very excited to become a part of the community. He explained the project would take place in phases and hoped to have a completion date in the Spring of 2014.

Mayor Laughlin thanked Mr. Senn and members of Blanchard and Calhoun for their willingness to take the time to work with all concerned and their desire to understand the community before embarking on the project.

Charles Cousins explained that the original Master Plan from 1984 called for what is proposed at this time. He also stated that in addition to zoning changes, there are a number of covenants that have to be dealt with by Town Council. Steve Riley noted that along with the exchange of property, there is the ownership of the road and power line relocation and easements to be dealt with. He explained that generally, the proposed park plan would go through the Parks and Recreation Commission but they will need to discuss how to obtain public input and fast track it.

Mayor Laughlin stated he views this project as an example of what can be achieved through a cooperative effort by the Town, land owners and groups within the community. He said he feels the project has come a long way and is a good plan and it will be the beginning of a major asset for that area.

4. Appearance by Citizens

Mr. Walt Graver, Mary Amonitti, Paul Gibson, Jocelyn Steiger and Marajeane Zodtner voiced their opinion on various aspects of the proposed project.

5. Adjournment

Mr. Williams moved to adjourn. Mr. Heitzke seconded. The motion was approved by a vote of 7-0. The meeting was adjourned at 10:35 a.m.

Vicki Pfannenschmidt
Executive Assistant

Approved:

Drew A. Laughlin, Mayor