

TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: October 1, 2013

Time: 2:00 P.M.

Members Present: Kim Likins, John McCann, Marc Grant

Members Absent: None

Staff Present: Steve Riley, Scott Liggett, Charles Cousins, Jill Foster, Shawn Colin. Shea Farrar, Julian Walls

Others Present: Bill Harkins, Councilman

Media Present: Tom Barton, The Island Packet

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.

2. Committee Business:

- **Approval of proposed 2014 Committee Meeting Dates** – Councilman McCann moved for approval. Councilman Grant seconded. The proposed 2014 Committee Meeting Dates were unanimously approved.
- Approval of Minutes
 - **September 3, 2013 Tour of the Arts Center of Coastal Carolina** – Councilman McCann moved for approval. Councilman Grant seconded. The Minutes were unanimously approved.
 - **September 3, 2013 Regular Meeting** – Councilman McCann moved for approval. Councilman Grant seconded. The Minutes were unanimously approved.

4. Unfinished Business: None

5. New Business

- **Proposed Land Lease with the Boys and Girls Club**
Chairman Likins stated she was going to recuse herself before this item was addressed and she left the dais. The required Conflict of Interest form will be attached to the approved, signed Minutes. Councilman McCann will take over as Chairman.

Charles Cousins, Director of Community Development stated it is staff's recommendation the Committee recommend to Town Council the adoption of a long-term land lease with the Boys and Girls Club of Hilton Head Island to facilitate the development of a First Tee training Facility on the Island. The lease involves 14.9

acres of Town-owned land adjoining the Boys and Girls Club facility on Gumtree Road.

The Town, primarily through staff, has worked for many years with the Boys and Girls Club of Hilton Head Island and other local groups to explore options for bringing a First Tee Facility to the Island, recognizing the importance of bringing golf to a new generation.

In 1998, 6.6 acres of land adjacent to the Boys and Girls Club site were donated to the Town on the condition that at least half of the land be used jointly between the Town and the Boys and Girls Club. Some 1.7 acres of land have been set aside as a wetlands mitigation and drainage overflow area as part of a regional drainage project serving that area of the Island. It was contemplated, even at that time, that First Tee might be a part of that recreation equation.

In March of this year, the Town agreed to acquire a 10 acre site that abuts this 6.6 acre parcel for \$250,000. The stated reason at the time as to “provide an opportunity for the Town to partner with the Boys and Girls Club to provide additional recreational facilities for the benefit of both the club and the community as a whole.” We were aware of the First Tee discussions and planning efforts being undertaken at the time by the Boys and Girls Club, along with the Heritage Classic Foundation and others; but no formal agreements were in place to allow a formal announcement.

The Boys and Girls Club of Hilton Head Island has now reached a formal agreement with the First Tee organization and has entered the planning, permitting and fund raising portions of this initiative. Having a formal lease commitment from the Town is crucial to several of their grant submissions. Staff recommends approval of the Lease Agreement.

Gerald Walker and Michael Briggs, Members of the Board of Directors from the Boys and Girls Club addressed the Committee and thanked them for considering this gift. Over the last couple of months we have been working to get a sense of the community involvement and the importance of this. Our first mission is to kids and we see this as an extension of the Boys and Girls Club in giving them a different set of experiences than they have today. Unlike preparing them for golf, this prepares and teaches them values through the mechanism of golf.

After a brief question and answer period, Councilman McCann stated he thought this was an outstanding program with great leadership with the Boys and Girls Club and we should do everything possible to make this happen. Councilman Grant moved the Public Facilities Committee recommend to Town Council the adoption of a long term land lease with the Boys and Girls Club of Hilton Head Island to facilitate the development of a First Tee training Facility on the Island. Councilman McCann seconded. The motion passed unanimously.

- **Authorize the Sale of Real Property/Prior Welcome Center Property**

Shea Farrar, Community Development Department stated it is staff's recommendation to sell a portion of the Town's property which is the old Welcome Center site in the Stoney area.

If approved, Town Council would authorize the execution of a Contract for the sale of approximately 1.8 acres of Town-owned property adjacent to the Crazy Crab Restaurant to increase the availability of parking for the restaurant with the following conditions:

- The 1.8 acres is combined with the restaurant parcel and has no associated density.
- Access to the remaining Town property is provided from a shared access location on William Hilton Parkway via a 30' wide re-locatable cross access easement.
- A street buffer from William Hilton Parkway of 75' is proposed to provide adequate buffer in the event that William Hilton Parkway is widened through this area.
- A 14' re-locatable pathway easement is granted to the Town along the property frontage with William Hilton Parkway.

The sale of the property with these conditions will provide an opportunity to address additional parking needed for the restaurant with minimal impact on the remaining Town land.

To give you some background, the Town owns a property located at 100 William Hilton Parkway that was the location of the previous Welcome Center. The property is adjacent to a property owned by William S. Toomer that is the location of the Crazy Crab Restaurant. Currently, a Shared Access and Parking Rights Agreement exists that grants access to the Town's property through the existing entranceway to Crazy Crab from William Hilton Parkway via cross access lanes that connect parking areas on the two properties. It also allows restaurant patrons to park on the paved parking areas on the Town's property.

The Town recently demolished the previous Welcome Center building and does not anticipate using this property for anything other than green, open space and to provide views to the marsh. The parking on the Town's property, however, is heavily utilized for restaurant parking. It has been proposed that the Town sell a 1.8 acre portion of this property to Mr. Toomer for this purpose.

After a few brief questions, Councilman McCann motioned that the Public Facilities Committee recommend to Town Council authorize the execution of a Contract for the Sale of approximately 1.8 acres of Town-owned property to facilitate off-street parking improvements and that the Contract for Sale include the conditions outlined above.

6. Adjournment:

Councilman Grant moved to adjourn. Councilman McCann seconded the motion. The meeting was adjourned at 2:20 p.m.

Respectfully Submitted,

Karen D. Knox
Senior Administrative Assistant

Approved: 11/5/2013