

# TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: March 26, 2014

Time: 2:00 P.M.

Members Present: Kim Likins, John McCann, Marc Grant

Members Absent: None

Staff Present: Charles Cousins, Scott Liggett

Others Present: Todd Theodore, *Wood & Partners*

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 March 4, 2014. Chairman Likins seconded. The Minutes of March 4, 2014 were unanimously approved.

**4. Unfinished Business:** None

**5. New Business**

• **Request for the Sale of Town Owned Land**

Charles Cousins, Director of Community Development advised the Committee it is staff's recommendation the Public Facilities Committee recommend Town Council authorize the execution of a contract for the sale of approximately ten acres of Town owned property to facilitate the redevelopment of Pineland Station.

In 2001, the Town purchased ten 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.

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 these 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 ten acre Town parcel. Thus the community will experience a new shopping center at no financial cost 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.

After a brief discussion, Councilman McCann moved the Public Facilities Committee recommend Town Council authorize the execution of a contract for the sale of approximately ten acres of Town owned property to facilitate the redevelopment of Pineland Station.

**6. Adjournment:**

Councilman Grant moved to adjourn. Councilman McCann seconded the motion. The meeting was adjourned at 2:08 p.m.

Respectfully Submitted,

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