

**THE TOWN OF HILTON HEAD ISLAND**  
**REGULAR TOWN COUNCIL MEETING**

**Date:** Tuesday, October 21, 2014

**Time:** 4:00 P.M.

**Present from Town Council:** Drew A. Laughlin, *Mayor*; Bill Harkins, *Mayor Pro Tem*; George Williams, Marc Grant, Kim Likins, Lee Edwards, John McCann, *Council Members*

**Present from Town Staff:** Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Brad Tadlock, *Fire Chief*; Charles Cousins, *Director of Community Development*; Nancy Gasen, *Director of Human Resources*; Susan Simmons, *Director of Finance*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Brian Hulbert, *Staff Attorney*; Teri Lewis, *LMO Official*; Darrin Shoemaker, *Traffic and Transportation Engineer*; Angie Stone, *Senior Human Resources Administrator*; Shawn Colin, *Deputy Director of Community Development*; Jennifer Ray, *Urban Designer*; Heather Colin, *Development Review Administrator*; Melissa Cope, *Systems Analyst*; Vicki Pfannenschmidt, *Executive Assistant/Town Clerk*

**Present from Media:** Dan Burley, *Island Packet*

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**1) CALL TO ORDER**

Mayor Laughlin called the meeting to order at 4:00 p.m. and stated Mrs. Likins phoned and said she was in route and would be late.

**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**

None.

**6) Approval of Minutes**

**a.** Town Council Meeting, October 7, 2014

Mr. Williams moved to approve. Mr. McCann seconded. The minutes of the October 7, 2014 Town Council meeting were 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.** September, 2014 Policy Agenda, Management Targets and CIP Updates

Mr. Riley noted the report was included in the packet and staff was available to answer any questions.

**8) Reports from Members of Council**

**a. General Reports from Council**

Mr. Williams pointed out misinformation posted on the facebook page of a local attorney concerning timeshares and multi-family communities on Hilton Head Island.

**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 – John McCann, Chairman**

No report.

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

No report.

**f. Report of the Public Safety Committee – Marc Grant, Chairman**

No report.

**9) Appearance by Citizens**

None.

**10) Unfinished Business**

**a. Second Reading of Proposed Ordinance 2014- 27**

Second Reading of Proposed Ordinance 2014-27 to amend the budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2014; to provide for the expenditures of certain funds; to allocate the sources of revenue for the said funds; and providing for severability and an effective date.

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

**b. Second Reading of Proposed Ordinance 2014- 28**

Second Reading of Proposed Ordinance 2014-28 to amend the budget for the Town of Hilton Head Island, South Carolina, for the Fiscal Year ending June 30, 2015; to provide for the budgeted appropriations of prior year encumbrances and for the expenditures of certain funds; to allocate the sources of revenue for the said funds; and providing for severability and an effective date.

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

**c. Second Reading of Proposed Ordinance 2014-29**

Second Reading of Proposed Ordinance 2014-29 to amend the budget for the Town of Hilton Head Island, South Carolina, for the Fiscal Year ending June 30, 2015; to provide for the budgeted appropriations of prior year budget roll-forwards and the expenditures of certain funds; to allocate the sources of revenue for the said funds; and providing for severability and an effective date.

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

**d. Second Reading of Proposed Ordinance 2014-30**

Second Reading of Proposed Ordinance 2014-30 to amend the budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2015; to provide for the expenditures of certain funds; to allocate the sources of revenue for the said funds; and providing for severability and an effective date.

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

**11) New Business**

**a. Consideration of a Recommendation – Coligny District Improvements**

Consideration of a Recommendation that Town Council approve the Conceptual Master Plan for the Coligny District Redevelopment, prepared by Wood+Partners, dated October 1, 2014.

Mr. Harkins moved to approve. Mrs. Likins seconded.

Kyle Theodore of Wood + Partners stated she was available to answer any questions from Council. Mr. Grant asked if the community in the area was comfortable with the parking. Ms. Theodore stated public input was positive at the presentation done for the Planning Commission.

Henry Sanders of South Forest Beach Drive spoke in support of the plan.

Mark Senn of Blanchard and Calhoun which owns Heritage Plaza stated that after seeing the plan they are looking forward to redeveloping the Plaza.

Mr. Williams stated that regardless of what has been said concerning Council's lack of vision that this is the first plan that has come forward that the residents and merchants were satisfied. He noted that is what Town Council had been striving for and stated he was happy to vote in favor of the plan.

Mr. Edwards voiced concerns about the surface parking. He said he felt Council is wasting a great opportunity to do a little more for the area. He suggested retail along Pope Avenue and the parking placed behind. Mr. Edwards asked if changes could be made in the design. It was confirmed that this was a conceptual plan and actual design had not been completed.

Mrs. Likins stated she was excited about the destination park along with the location for the Children's Museum. She said that Jack Daly, President, Forest Beach Owners Association contacted her and asked her to let Council know they were in full support of the plan.

Barb Fitzgerald and owner at Forest Beach Villas suggested the proposed parking garage be placed closer to Coligny. She expressed concerns of residents having the view of a parking garage.

The motion was approved by a vote of 7-0.

## 12) Executive Session

Mr. Riley stated he needed an Executive Session for contractual matters pertaining to land acquisition; legal matters pertaining to an Memorandum of Understanding with USCB; legal matters pertaining to the Development Agreement with Shelter Cove Towne Centre; personnel matters pertaining to the annual review of the Town Manager and legal matters pertaining to Outlaw Road.

At 4:23 p.m. Mr. Harkins moved to go into Executive Session for the reasons as set forth by the Town Manager. Mr. McCann seconded. The motion was approved by a vote of 7-0.

Mayor Laughlin called the meeting back to order at 5:29 p.m. and stated there was no business as a result of Executive Session.

## **5:30 p.m. - PUBLIC HEARING ON THE PROPOSED AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN SHELTER COVE TOWNE CENTRE, LLC, SHELTER COVE II, LLC, AND THE TOWN OF HILTON HEAD ISLAND.**

Mayor Laughlin opened the Public Hearing at 5:30 p.m.

Heather Colin conducted a review of the proposed changes in detail. Mark Senn, Blanchard and Calhoun, Ellen Garland, Niles Bolton Associates and Mark Baker, Wood + Partners conducted presentations reviewing the proposed changes.

Mayor Laughlin asked for public comment.

Phil Schembra; Mary Amonitti; Charles Davis, President, Shelter Cove Harbour Company; Mary Margaret McGaughey, Owner, Copper Penny; spoke in support of the changes to the development agreement.

Bill Baker, on behalf of the Military Veterans Coalition informed Council that after working with Blanchard and Calhoun on various changes to enhance the park's visibility and views, they are in support of the project.

Mr. Alf Nelson, President of the Newport Condominium Association informed Council that the developer has met with them, listened to them and worked towards accommodating their requests. He said they favored the change in the plan due to the reduction in height on the west side of the development and the inclusion of a parking garage.

Lynn Piwko-Bullard spoke in opposition to the proposed changes, specifically the additional apartments.

Peter Ovens displayed a suggested change to the layout of the plan.

Mary Alice Tartler spoke in opposition to the proposed changes and the effects they will have on the environment.

Jan Martin, Vice President of the Newport Condominium Association spoke as a resident in support of the proposed changes.

Nancy Lindstrom spoke in opposition to the proposed changes noting her concern with parking in the area.

An unidentified gentleman voiced his concerns on the east side of the development.

John Phelps spoke in support of the project and the quality of work being done.

Mr. Robert Rommel, Vice President of the Audubon Society informed Council they worked with the developer about their concerns with intrusion on a lagoon which serves as a roosting site for over 200 birds at a time. He said they have agreed to work with them on maintaining the site along with constructing an observation platform and installing signage warning visitors of the environmentally sensitive area.

Kevin Quat spoke in support of the project noting the need for luxury long-term rental units.

Bob Prest, Owner, Wine & Spirits Shop in Shelter Cove Plaza commended Blanchard and Calhoun for their work and noted that his business has increased significantly within the last 11 months. He spoke in support of the amendment to the agreement.

Fran Baer spoke in opposition to the amendment noting concern with the appearance of the structures and asked that more consideration be given to the natural beauty of the area.

Kumar Viswanathan encouraged Council to approve the amendments noting revitalization is needed for Hilton Head Island.

Frank Babel spoke in support of the amendment noting the developer is improving the area for future generations.

Mr. Senn reviewed the concessions given by Blanchard and Calhoun for the project. He noted they gave up more acreage than they received in the land swap for the park to be placed in the middle of the development and committed to spending 2.25 million dollars on the park construction. He said when asking for 30 additional apartment units they were asked to give up 42 existing parking spaces and to construct an additional 42 parking spaces near on Shelter Cove Lane northeast of Mall Drive. In addition they were asked to provide \$200,000 with parking needs, and if there are any funds left over from the park construction they agreed that the Town can use the funds to the Town's discretion in Shelter Cove. He stated this is an expensive project but they feel they are doing the right thing. He emphasized the buildings will still be built, but they feel this amendment will allow for the best use of the land.

There being no further requests to comment Mayor Laughlin announced there would be second Town Council Public Hearing on the Proposed Amended and Restated Development Agreement between Shelter Cove Town Centre, LLC, Shelter Cove II, LLC, and the Town of Hilton Head Island on Wednesday, November 5, 2014 at 5:30 p.m. in the Town Government Center, Benjamin M. Racusin Council Chambers, One Town Center Court, Hilton Head Island, South Carolina.

He added that the first readings of ordinances concerning the proposed amended and restated development agreement would be on the November 5, 2014 agenda.

Mayor Laughlin closed the Public Hearing at 7:15 p.m.

**13) Adjournment**

Mr. Harkins moved to adjourn. Mr. McCann seconded. The motion was unanimously approved by a vote of 7-0. The meeting was adjourned at 7:16 p.m.

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Vicki L. Pfannenschmidt,  
Executive Assistant/Town Clerk

Approved:

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Drew A. Laughlin, Mayor