

THE TOWN OF HILTON HEAD ISLAND
TOWN COUNCIL WORKSHOP

Date: Tuesday, July 29, 2014

Time: 4:00 p.m.

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

Absent from Town Council: George Williams, *Council Member*

Present from Town Staff: Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Teri Lewis, *LMO Official*; Susan Simmons, *Director of Finance*; Shawn Colin, *Deputy Director of Community Development*; Heather Colin, *Development Review Administrator*; Jennifer Ray, *Urban Designer*; Jeff Buckalew, *Town Engineer*; Darrin Shoemaker, *Traffic and Transportation Engineer*; Julian Walls, *Facilities Manager*; Vicki Pfannenschmidt, *Executive Assistant*

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

1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 4:00 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) Proposed Changes to the Master Plan and Development Agreement between Shelter Cove Towne Centre, LLC and the Town of Hilton Head Island

Mayor Laughlin invited Mark Senn to approach the dais and explain the proposed changes. Mr. Senn explained the project has been well-received and the next phase of the project is the park. He explained the proposed changes would involve the residential portion of the project. He said they have spent a decent amount of money and time coming up with what they felt would be an asset to the community but wanted to make sure they were on the right track as the new plans differ from what was originally proposed.

Mr. Senn stated the original project consisted of 210 (60 on the west side and 70 on the east side) three and four story units with an average of 1,000 square feet each and surface parking. He said upon conducting their research, there seemed to be a call for more high-end apartments. He said the new proposal is to build 240 units (70 on the west side site and 140 on the east side site and the units on the east side would be an average 1,640 square feet and an average of 1,840 square feet on the west side. He noted the west side is near Newport and those units would only be two stories as opposed to three or four. He added the east side would have structured parking which allows the resident to drive to the level which houses their apartment and park their car. He explained this plan would cost more to build noting that the parking deck adds about \$25,000 per unit to build and in order to make the economics work, they would need to build 240 units.

Project Architect, Ellen Garland with Niles Bolton Associates, conducted a presentation explaining the specifics of the proposed changes. She added that many places countrywide are looking for opportunities to implement a plan such as this and they would like to

maximize the opportunity they have on this site. She noted the connectivity to Newport was important to them and the units proposed for the west side complement the Newport area. She reviewed a drawing of the proposal including Newport to show how it would look. Ms. Garland stated their goal was to attract high caliber renters by providing luxury apartments.

Mr. Harkins shared comments from a presentation he and Mr. McCann did with their constituents. Comments included concerns of density, balance, the linear pathway and parking. Mrs. Likins spoke in support of the new plans, especially the structure parking which eliminates on-street parking. Mayor Laughlin stated he liked the concepts and ideas and agreed with the need for larger units but he had concerns with the mass of the building on the east side.

Mr. Phil Shembra spoke in support of the proposed changes.

Mr. Charles Davis, President of Shelter Cove Harbour Company spoke in support of the proposal.

Mr. Aubrey Vaughn, Board Member of the Newport Homeowners Association said in working with the developer, they are happy with the results of building the gas station. He said they have noticed the increase in traffic flow past their entrance and the developer has responded to the concern by posting a 15/mph speed limit and they appreciate the attempt to solve the problem. He stated the change in the proposal by moving units from the west end to the east end mitigates the potential increase in traffic congestion and the increase on the east end should have little to no impact on Newport. He conveyed to Council that the Newport Board agrees with the developer in that the decrease in the number of multifamily residential dwelling units immediately adjacent to Newport will reduce the impact of multifamily residential dwelling units on our community. He said the Newport Board definitely supports the proposed changes from the developer.

Graham Malone, Traffic Engineer, Pond & Company spoke concerning the study and the impact of moving the units to the east side from the west side. He said they concur that moving the initial demand of traffic generated by the units on the west side to the east side will alleviate congestion and in addition do not impact any of the initial recommendations made in the original transportation study.

4) **Adjournment**

Mr. Harkins moved to adjourn. Mr. McCann seconded. The motion was approved by a vote of 6-0. The workshop adjourned at 5:01 p.m.

Vicki Pfannenschmidt
Executive Assistant/Town Clerk

Approved:

Drew A. Laughlin, Mayor