

TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

Date: April 27, 2015

Time: 10:00 A.M.

Members Present: Lee Edwards, Kim Likins, Tom Lennox

Members Absent: None

Staff Present: Steve Riley, Scott Liggett, Charles Cousins, Brian Hulbert, Jennifer Ray, Jill Foster, Derrick Coaxum

Others Present: Marc Grant, *Councilman*, Greg Alford, Esquire, Chet Williams, Esquire, David Berry, Esquire, Curtis Coltrane, Esquire, Frank Soule, *Island Recreation Association*, David A. Erdman, *Hilton Head Island Crew*

Media Present: Zach Murdock, *The Island Packet*

1. Call to Order:

The meeting was called to order at 10:00 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. Committee Business:

Approval of Minutes: Mr. Lennox moved to approve the Minutes of the March 23, 2015 meeting. Mrs. Likins seconded. The Minutes of the March 23, 2015 meeting were unanimously approved.

4. Unfinished Business: None

5. New Business

- **Memorandum of Agreement for the Construction and Operation of a Boat Storage Shed at the Rowing and Sailing Center at Squire Pope Community Park.** Scott Liggett, Director of Public Projects and Facilities advised staff recommends the Town enter into an agreement with Hilton Head Island Crew for the construction and operation of a boat storage shed located within the fenced storage yard at the Rowing and Sailing Center at Squire Pope Community Park.

Hilton Head Island Crew, which operates under the Palmetto Rowing Club, has proposed to fully fund and construct a covered boat storage shed within the fenced storage yard of the park to provide shelter for rowing shells, oars, small sailing vessels and other equipment. Once constructed, the Town will take over ownership and operation of the structure. Hilton Head Island Crew will pay the Town a monthly fee of \$150.00 to use a portion of the shed and shall be responsible for maintenance costs associated with that portion of the shed. The remaining space will be utilized and managed by the Island Recreation Center. This Memorandum of Agreement (MOA)

defines the roles and responsibilities of each party through construction and future use of the facility.

After a brief discussion, Mr. Lennox moved the Public Facilities Committee recommend to Town Council the Town enter into an agreement with Hilton Head Island Crew for the construction and operation of a boat storage shed located within the fenced storage yard at the Rowing and Sailing Center at Squire Pope Community Park. Mrs. Likins seconded. The motion unanimously passed.

- **Consideration of a request by Adventure Cove to purchase Town Property**
Charles Cousins stated staff recommends the Public Facilities Committee recommend to Town Council the sale of two Town parcels of land totaling .59 acres to the owners of Adventure Cove. Staff further recommends the sale of this property include a limitation that the property may only be landscaped and be used for signage if allowed by the LMO and no density allocation is included with the purchase.

The Town has received a request from the owners of Adventure Cove to purchase approximately .59 acres of Town land located between their development and US 278. The property under consideration is made up of two Town parcels. One parcel is .34 acres and the second is .25 acres for a total of .59 acres. The Adventure Cove owners are interested in landscaping both of these parcels and placing a sign for their development on US 278. They have no desire to acquire any of the development rights for these two parcels.

Mr. Cousins stated the Committee could go into Executive Session to discuss purchase price for this and the other two items.

- **Consideration of a request by Village at Wexford to purchase Town Property**
Charles Cousins stated staff recommends the Public Facilities Committee recommend to Town Council the sale of access right of way along Dunnagans Alley to the Village at Wexford.

The Town has received a request from the Village at Wexford to place signs on Town property at two of their rear entrances on Dunnagans Alley. The Town currently owns approximately 1.1 acres along the rear of the Village at Wexford. This land is predominantly occupied by parking for this shopping center, their dumpsters and three access drives onto Dunnagans Alley. The shopping center has easements on Town property permitting this use. Additionally, Santee Cooper has an easement for their power line on this property. This land was acquired by the Town when they purchased the right of way for the creation of this section of Dunnagans Alley.

- **Consideration of a request by David Berry to purchase Town Property**
Charles Cousins stated staff recommends the Public Facilities Committee recommend to Town Council not to sell a one acre Town parcel near the intersection of US 278 and Spanish Wells Road.

David Berry has contacted the Town expressing an interest in buying a one acre parcel of land in the Stoney area of the Town near the intersection of Spanish Wells Road and

US 278. Similar requests have been made in the past by Mr. Berry but the Town Council has not been in favor of these requests. This parcel offers the Town the opportunity to address some longer term issues of redevelopment in the immediate vicinity. The nearby parcels of the former Fairfield Square and the former boat sales site are currently for sale. This one acre parcel along with other nearby Town tracts have the potential to offer the Town leverage in the redevelopment of this area. For this reason, staff recommends against the purchase request by Mr. Berry. Mr. Berry has offered to close a curb cut. He has two curb cuts now on Spanish Wells Road. There is also a big, monumental oak tree which he has offered to protect. Mr. Berry has also offered to grant the Town a right of entry to put the mast arms that we need to put here. Mr. Cousins advised he has talked with Scott Liggett, Director of Public Projects & Facilities and Mr. Liggett advised he thought we did not need that easement any longer in order to put the mast arms there.

Mrs. Likins asked Mr. Cousins why the Town felt that in keeping that one piece it would somehow help us have control in that area. Mr. Cousins stated that the Town brought all of this land was to reduce the density levels in that area but also secondly to try and control what happens in that area.

Mr. Lennox stated it appeared to him that the control of the Stoney South two parcel in and of itself would be sufficient to control the development in that area. Chairman Edwards agreed.

Curtis Coltrane, Esquire stated he was here with David Berry who can also answer any questions you may have. Mr. Coltrane stated there is a large oak tree that is visible from the whole intersection and is a specimen tree. There is also a curb cut. Mr. Berry has a small piece of property and he is willing to do the things as Mr. Cousins stated. I think Mr. Berry's proposal gives the Town some benefits in getting rid of the traffic conflict with the near 278 curb cut and the protection of a monumental tree that is a sight that everyone who comes to and from Hilton Head Island gets to see.

Chairman Edwards asked if there were any plans for an additional building. David Berry introduced himself and stated yes, they would like to put another building and attach it to the one that is there. A high intensity or high density development is of no interest to me. I have deliberately not put asphalt on my parking lot so it drains. The tree is the reason I brought the property and I do not mind closing the curb cut. We want to do more landscaping between the building and the highway and beautify the corner. I can assure you that there is no better steward of the property.

6. **Executive Session**

At 10:35 a.m., Mr. Lennox moved to go into Executive Session to discuss contractual matters due to real estate acquisition and sale and legal advice. Mrs. Likins seconded. The motion was unanimously approved.

Chairman Edwards called the meeting back to order at 11:04 a.m.

Chairman Edwards asked if they had a motion regarding Adventure Cove. Mrs. Likins moved that the Public Facilities Committee recommend to Town Council that the Town

sell .59 acres subject to the deed restrictions as proposed by the purchaser that would allow the Town to modify or to close the existing curb cut and to reserve appropriate easements for future public works projects to the owners of Adventure Cove for \$50,000.00. Mr. Lennox seconded. The motion unanimously passed.

Chairman Edwards asked if there was a motion regarding Village at Wexford. Mrs. Likins moved that the Public Facilities Committee recommend to Town Council that the Town sell 1.1 acres to the Village at Wexford POA at the price to be negotiated by staff based on deed restrictions necessary to affect any future Town public works projects. Mr. Lennox seconded. The motion unanimously passed.

Chairman Edwards asked if there was a motion regarding the property at Spanish Wells and 278. Mr. Lennox stated it is the Committee's disposition to continue discussions regarding the sale of the property to David Berry. I move that the Public Facilities Committee recommend that Town staff obtain an appraisal of the 1 acre parcel adjacent to David Berry's property prior to making any further recommendations to Town Council. Mrs. Likins seconded. The motion unanimously passed. Chairman Edwards wanted to be clear that their intention is they would like to sell it but before making a recommendation to Town Council, would like to see what it is worth.

7. **Adjournment**

Mrs. Likins moved to adjourn. Mr. Lennox seconded. The meeting was adjourned at 11:06 a.m.

Respectfully Submitted,

Karen D. Knox
Senior Administrative Assistant