



Town of Hilton Head Island
TOWN COUNCIL
Tuesday, March 2, 2021 at 4:00 p.m.
MEETING MINUTES

Present from Town Council: John J. McCann, *Mayor*; Bill Harkins, *Mayor Pro-Tempore*; David Ames, Tamara Becker, Alex Brown, Tom Lennox, Glenn Stanford, *Council Members*

Present from Town Staff: Marc Orlando, *Town Manager*; Josh Gruber, *Deputy Town Manager*; Shawn Colin, *Interim Deputy Town Manager*; Angie Stone, *Interim Deputy Town Manager*; John Troyer, *Finance Director*; Jennifer Ray, *Interim Director of Community Development*; Teri Lewis, *Deputy Director of Community Development*; Jeff Buckalew, *Town Engineer*; Tyler Newman, *Senior Planner*; Shari Mendrick, *Floodplain Administrator*; Cindaia Ervin, *Finance Assistant*; Krista Wiedmeyer, *Exec. Assist/Town Clerk*

1. Call to Order

Mayor McCann called the meeting to order at 4:00 p.m.

2. FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Pledge to the Flag

4. Invocation – Brett Myers, Sr. Pastor, First Baptist Church, Hilton Head Island

Pastor Myers delivered the invocation.

5. Approval of Agenda

Mr. Harkins moved to approve the agenda. Mr. Stanford seconded. By way of roll call, the agenda was approved by a vote of 7-0.

6. Approval of Minutes

a. Regular Meeting – February 16, 2021

Mr. Harkins moved to approve the minutes. Mr. Stanford seconded. By way of roll call, the minutes were approved by a vote of 7-0.

7. Report of the Town Manager

a. COVID-19 Update – Dr. Jane Kelly, Assistant State Epidemiologist

Dr. Kelly updated Town Council on the current status of the vaccine roll-out and update on where the State and Lowcountry are with regards to COVID-19. Dr. Kelly answered questions posed to her from the members of Council. Specifically pointing out that we still need to practice social distancing, washing hands, and wearing a face covering. Mayor McCann reported that Town Council would review an extension to the current face covering ordinance at the next meeting on March 16, 2021.

b. Items of Interest

Mr. Gruber reviewed and reported on a number of items of interest from the Town.

8. Reports from Members of Council

a. General Reports from Council

Mayor McCann reported that he and Mr. Orlando had attended the promotion and swearing in event for Fire Rescue. He said that the men and women of Fire Rescue are an extraordinary group, first class all the way. Mrs. Becker echoed the Mayor's sentiments.

Mayor McCann also requested that staff plan to provide an update on where things stand with the Gullah-Geechee Land and Cultural Preservation Task Force project. Mr. Orlando affirmed the Mayor's request.

b. Report of the Community Services & Public Safety Committee – Bill Harkins

Mr. Harkins reported that the Committee recently met where they discussed the fourth quarter crime statistics and continued the discussion concerning the Sandalwood Apartments. He said that members from the Beaufort Housing Authority were in attendance for that discussion. Mr. Harkins reported that the Committee had reviewed the Cross Island Right of Way Transfer, and had recommended it proceed to full Council. Lastly, Mr. Harkins reported that the Committee would be discussing homelessness at the next meeting.

c. Report of the Public Planning Committee – David Ames

Mr. Ames reported that the Committee met on February 25, 2021, where they reviewed and discussed the Beach Parking Plan as well as received an update on the 2021 Trolley Service. He said the Committee also discussed and approved the recommendation on Flood Zone Standards and the recommendation on Family Compound and Family Subdivision amendments.

d. Report of the Finance & Administrative Committee – Tom Lennox

Mr. Lennox reported that the Committee met earlier in the day where the Committee had a general discussion regarding the Fiscal Year 2022 budget schedule.

9. Proclamations/Commendations – NONE

10. Appearance by Citizens

Juliana Smith, Henry Sanders, and Debra Urato addressed Town Council concerning the Sea Turtle Protection code changes.

Skip Hoagland addressed Town Council concerning matters related to the Town and Chamber.

11. Unfinished Business

a. Second Reading of Proposed Ordinance 2021-04 – Zoning Map Amendments – 30 Folly Field Road

Second Reading of Proposed Ordinance 2021-04 to amend Title 16 the "Land Management Ordinance" of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 16-1-107, the Official Zoning Map with respect to the certain 1.5 acre parcel located at 30 Folly Field Road, identified as PIN R511 009 000 1196 000, to change the existing Zoning from Resort Development (RD) to Parks and Recreation (PR).

Mr. Harkins moved to approve. Mr. Ames seconded. With no discussion and by way of roll call the motion carried by a vote of 7-0.

11. Unfinished Business (cont.)

b. Second Reading of Proposed Ordinance 2021-05 – CIP Budget Amendments

Second Reading of Proposed Ordinance 2021-05 to amend the budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2021; to provide for the expenditures of certain funds; to allocate the sources of revenue for the said funds; and to provide for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. The members of Town Council had a robust discussion concerning this item. Mr. Brown requesting more detailed information about the TIF, specifically as it relates to Chaplin Linear Park. He was asking how the funds had to be spent and could they be used to improve the safety issues. Mr. Gruber said that he would get the information on the TIF and get it out to all of Town Council for review. By way of roll call, the motion carried by a vote of 6-1, Mr. Brown opposing.

12. New Business

a. First Reading of Proposed Ordinance 2020-23 – Turtle Protection

First Reading of Proposed Ordinance 2020-23 to amend Chapter 5 of Title 8 (Beaches, Waterways, Recreational Areas, and Arts), of the Municipal Code of the Town of Hilton Head Island, South Carolina; to amend Section 8-5-111, Definitions; to amend Section 8-5-112, Purpose; to delete Section 8-5-113, New Development; to add Section 8-5-113, Standards for New Development; to delete Section 8-5-114, Exemptions for New Development; to add Section 8-5-114, Exemptions; to delete Section 8-5-115, Existing Development; to add Section 8-5-115, Standards for Existing Development; to delete Section 8-5-116, Publicly Owned Lighting; to amend Section 8-5-117, Enforcement and Penalty; and providing for severability and an effective date.

Mr. Ames moved to amend the proposed ordinance revising Section 8.5.111(o), the Definition of Tinted or Filmed Glass, to be: "Tinted or Filmed Glass: Means glass that has been treated to reduce light transmittance. Tinted or Filmed Glass must have a manufacturer verified inside-to-outside light Transmittance Value of 0.45 (45 %) or less. Filmed Glass cannot have an exterior visible light reflectance of more than fifty percent (50%)." Also revising Section 8-5-115(f)(2), under Standards for Existing Development, to be: "Apply Film with a manufacturer verified inside-to-outside light Transmittance Value of 0.45 (45%) or less to windows and glass doors that are Visible From The Beach. Any Film used shall not have an exterior visible light reflectance of more than fifty percent (50%)." Mr. Stanford seconded. With no discussion, and by way of roll call, the motion carried by a vote of 7-0.

Mr. Ames moved to approve the proposed ordinance as amended. Mr. Stanford seconded. With no discussion, and by way of roll call, the motion carried by a vote of 7-0.

b. First Reading of Proposed Ordinance 2021-01 – Historic Mitchelville Freedom Park MOU Renewal & Lease Amendments

First Reading of Proposed Ordinance 2021-01 authorizing the execution of an updated Memorandum of Understanding and Amended Lease with Historic Mitchelville Freedom Park, Inc., related to real property owned by the Town of Hilton Head Island, South Carolina, pursuant to the authority of S.C. Code Ann. Sec. 5-7-40 (Supp. 2012), and Sec. 2-7-20 Municipal Code of the Town of Hilton Head Island, South Carolina, (1983); and providing for severability and an effective date.

Mr. Ames moved to approve. Mr. Harkins seconded. With no discussion, and by way of roll call, the motion carried by a vote of 7-0.

12. New Business (cont.)

c. First Reading of Proposed Ordinance 2021-06 – Calculation of Height & Flood Zone Standards LMO Amendments

First Reading of Proposed Ordinance 2021-06 to amend Title 16 of the Municipal Code of the Town of Hilton Head Island, South Carolina, the Land Management Ordinance (LMO), Chapters 5 and 10. These amendments, commonly referred to as *Flood Map LMO Amendments* as noticed in the Island Packet on *January 17, 2021*, include changes that modify the Flood Zone Standards for consistency with the March 23, 2021 Flood Insurance Rate Maps and modify the Rule of Measurement for the calculation of building height, as described in Exhibit A to this ordinance, and providing for severability and an effective date.

Mr. Ames moved to approve. Mr. Harkins seconded. With no discussion, and by way of roll call, the motion carried by a vote of 7-0.

d. First Reading of Proposed Ordinance 2021-07 – Revisions to Title 15, Chapter 9

First Reading of Proposed Ordinance 2021-07 to amend Title 15 Chapter 9 of the Municipal Code of the Town of Hilton Head Island, South Carolina, to update specific provisions related to Flood Damage Controls. This amendment includes revised language and defined terms to be consistent with the National Flood Insurance Program Regulations 44 CFR Parts 59 and 60, and providing for severability and an effective date.

Mr. Ames moved to approve. Mr. Harkins seconded. With no discussion, and by way of roll call, the motion carried by a vote of 7-0.

e. Consideration of a Resolution – Encroachment Agreement

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina authorizing the Town Manager to execute an Encroachment Agreement with Santee Cooper in coordination with Central Electric Cooperative and Palmetto Electric Cooperative to encroach onto the Power Line Easement located on Town-owned Parcel R520 012 00C 0002 0000.

Mr. Harkins moved to approve. Mr. Stanford seconded. With no discussion, and by way of roll call, the motion carried by a vote of 7-0.

f. Consideration of a Recommendation – Ford Shell Ring Joint Ownership & Operating Agreement

Consideration of a Recommendation to Town Council from the Community Services and Public Safety Committee, authorizing the Town Manager to execute a Joint Ownership and Operating Agreement related to development and operation of the Ford Shell Ring property.

Mr. Harkins moved to approve. Mr. Stanford seconded. Town Council discussed this item, requesting that prior to the Town Manager enter into or execute the Joint Ownership and Operating Agreement, that he incorporate language that would involve tying the water to the shell ring, describing the history and the significance of the two. By way of roll call, the motion carried by a vote of 7-0.

12. New Business (cont.)

g. Consideration of a Recommendation – Summit Drive Re-Alignment Project

Consideration of a Recommendation to Town Council from Town staff authorizing the Town Manager to negotiate and enter into agreements with Beaufort County regarding the Summit Drive Re-Alignment project and long-term commitment to provide solid waste and recycling service at the Summit Drive Convenience Center.

Mr. Harkins moved to approve. Mr. Stanford seconded. Limited discussion was had, mostly confirming that this project was because of the County's Convenience Center. By way of roll call, the motion carried by a vote of 7-0.

13. Executive Session

Mr. Gruber stated that there was a need for Executive Session for: Legal Matters, receipt of legal advice related to pending, threatened, or potential claim related to ArborNature.

At 5:12 p.m., Mr. Harkins moved to enter into Executive Session for the reasons described by Mr. Gruber. Mr. Stanford seconded. The motion carried unanimously.

14. Possible Actions by Town Council Concerning Matters Discussed in Executive Session

15. Adjournment

Upon returning from Executive Session with no action, the meeting adjourned at 5:32 p.m.

Approved: March 16, 2021

Krista M. Wiedmeyer, Town Clerk

John J. McCann, Mayor