



Town of Hilton Head Island  
**TOWN COUNCIL MEETING**  
**Tuesday, March 7, 2023, 3:00 PM**  
**MINUTES**

**Present from Town Council:** Alan Perry, *Mayor*; David Ames, *Mayor Pro-Tempore*; Alex Brown, Patsy Brison, Tamara Becker, Steve Alfred, Glenn Stanford, *Town Council Members*

**Present from Town Staff:** Marc Orlando, *Town Manager*; Josh Gruber, *Deputy Town Manager*, Angie Stone, *Assistant Town Manager*, Shawn Colin, *Assistant Town Manager-Community Development*; Ben Brown, *Sr. Advisor to the Town Manager*; John Troyer, *Finance Director*; Missy Luick, *Assistant Community Development Director*; Jennifer Ray, *Capital Program Manager*; Karla Vincent, *Project Manager*; Eric Ladd *Project Manager*; Taylor Ladd, *Project Manager* Ashley Goodrich, *Principal Planner*; *Project Manager*; Carolyn Grant, *Communications Director*; Kelly Spinella, *Social Media and Marketing Manager*; Bob Bromage, *Public Safety Director*; Jeff Buckalew, *Town Engineer*, Cindaia Erwin, *Interim Town Clerk*

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**1. Call to Order**

**2. FOIA Compliance**

Ms. Erwin affirmed compliance with FOIA

**3. Roll Call**

Attendance was confirmed by way of roll call.

Mr. Ames moved to add the Town Manager's Report as Item 10 to the Town Council Agenda and the succeeding items be adjusted accordingly. Ms. Brison seconded. Motion carried 7-0.

**4. Pledge to the Flag**

**5. Invocation – Pastor Matthew Palmer, Grace Community Church**

Pastor Palmer delivered the Invocation.

**6. Civility Pledge**

**7. Executive Session (Part 1 of 2)**

- a. Discussion of Negotiations Incident to the Proposed Sale or Purchase of Property [pursuant to South Carolina Freedom of Information Act Section 30-4-70(a)(2)] in the:

- i. Main Street Area

- ii. Palmetto Bay Road Area
- iii. Jonesville Road Area

Mr. Ames moved to go into Executive Session for the reasons stated by the Town Manager. Mr. Alfred seconded. Motion carried 7-0.

Upon Council's return to the dais, Mr. Ames moved to come out of Executive Session. Ms. Brison seconded. Motion carried 7-0.

Mr. Ames moved to amend the agenda to add a continuation of the Executive Session at the end of the agenda. Mr. Stanford seconded. Motion carried 7-0.

## **8. Workshop Discussion**

### **a. Discussion of Hilton Head Island Major Thoroughfares Corridor Plan.**

Jennifer Ray explained that part of the capital budget approved by Council included a project to build on work started with the Gateway Corridor project with the purpose of identifying improvements targeting safety, beautification and consistency. Details regarding the process are included in the agenda packet. She stated the team has been working along with the consultants on development of the bring forward the plan starting with the Systems Section for discussion. She noted that what they were reviewing was not the design or an engineering plan but a guide because the final product will not be a one size fits all in all areas of the corridor. Ms. Ray noted the project will require a conversation with SCDOT and if the goal is safety, beautification and consistency it will have to be different than it is at the present. Karla Vincent and Eric Ladd reviewed the items being focused on in the Systems Chapter of the document which include Landscape, Pathways, Intersections, Roadways, Transits, and Wayfinding, and Signage, Branding, & Art. Within each category, existing conditions and recommendations for improvements are included. Representatives from the consultant team reviewed the major items and possible recommendations in detail. Council members provided input regarding: the need for pedestrian safety and widening pathways; the need to address safety concerns as soon as possible; traffic concerns; how to prioritize intersection needs and additional traffic signals; the need for lighting and additional road striping; the need for additional transit options; the time frame for each segment and the process; the need to keep the natural aspect that Hilton Head Island is known for; an inquiry to locate reports/statistics on impacts on safety in communities that have done major corridor changes and improvements.

Public Comment ensued and can be accessed through the video on our website listed below.

## **9. Appearance by Citizens**

Numerous citizens made comments on various subjects which can be accessed through the video on our website listed below.

## **10. Town Manager Report**

Mr. Orlando reported that earlier in the day, the town closed on the Jonesville Road Property, known as the Barn Property. He expressed his gratitude to Town Council, the Jonesville area residents for their support throughout the negotiations, Curtis Coltrane and Josh Gruber for their diligent work.

Jeff Buckalew provided an update regarding the work being done on US278 - William Hilton Parkway. He stated there have been problems with contractors on various projects and communications have been poor and staff is working with the SCDOT to improve such. He reviewed several projects taking place at this time and assured Council communication with the public regarding these projects will be prioritized. Mr. Buckalew answered questions from Council.

## **11. Unfinished Business**

- a. Revised Second Reading of Proposed Ordinance 2023-06 Amending Sections 16-3-103.C, 16-3-104.B, 16-3-104.C, 16-3-104.D, 16-3-104.E, 16-3-104.F, 16-3-104.G, 16-3-105.C, 16-3-105.D, 16-3-105.E, 16-3-105.F, 16-3-105.G, 16-3-105.H, 16-3-105.J, 16-3-105.M, 16-3-105.N (Removal of Staff Granted Waivers), 16-5-102.C, (Replacing June Traffic Counts with July Traffic Counts), 16-5-102.D, 16-5-103.E, 16-5-103.F, 16-5-105.J, 16-5-107.D, 16-5-109.D, 16-5-115.C, 16-6-102.D, 16-6-104.G AND 16-10-102.C, 16-2-103.S, (Allow for Variances Other than Use, Density, and Height), 16-4-102.B, (Allow Outdoor Screening of Outdoor Bicycle Storage), 16-10-103.I, (Clarification on Manufacturing Use as it Pertains to a Brewery), 16-5-106.C, 16-2- 103.P, (Change How /When Plantings are Required on Single-Family Lots), 16-5-114.H, 16-10- 105, (Amends Definition of a Changeable copy), 16-3-106.H, 16-3-106.I, 16-3-106.J, 16-5-102.C, 16-5-102.D, 16-10-102, (Amends the Measurement for Height Calculations), Appendix D: D-5, and 16-2-102.E (Public Hearing Required for Subdivision Amendments) of Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance.

Mr. Ames moved for approval. Ms. Becker seconded. Motion carried 7-0.

Public comments were made by citizens which can be accessed through the video on our website through the link below.

Motion carried 7-0.

- b. First Reading of Proposed Ordinance 2023-08 Amending Section 16-2-103.F (Clarifying the Process for Reviewing Requested Amendments to a Previously Platted Major Subdivision) of Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance.

Mr. Ames moved for approval. Ms. Becker seconded.

Mr. Stanford moved to amend the motion to delete the language “commonly owned” Ms. Becker seconded. Motion carried 7-0.

Mr. Ames moved to approve the amended motion. Ms. Becker seconded. Motion carried 7-0.

## **12. Executive Session (Part 2 of 2)**

Mr. Ames moved to return to Executive Session for the reasons stated by Mayor Perry. Ms. Becker seconded. Motion carried 7-0.

## **13. Possible Action by Town Council Concerning Matters Discussed in Executive Session**

Upon return to the dais, Mr. Ames reported there was no business to address as a result of Executive Session.

## **14. Adjournment**

The meeting was adjourned at 7:00 p.m.

Drafted and Submitted by:  
Vicki L. Pfannenschmidt,  
Temporary Administrative Assistant

**APPROVED: April 4, 2023**

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Alan Perry, Mayor

The recording of this Meeting can be found on the Town's website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)