



**Town of Hilton Head Island  
TOWN COUNCIL MEETING  
Tuesday, August 15, 2023 - 3:00 p.m.  
MINUTES**

**Present from Town Council:** Alan Perry, *Mayor*; David Ames, *Mayor Pro-Tempore*; Tamara Becker, Alex Brown, Steve Alfred (excused at 7:00 p.m.), Glenn Stanford, Patsy Brison

Call to Order

Mayor Perry called the meeting to order at 3:00 p.m.

FOIA Compliance

Gammon confirmed compliance with FOIA.

Pledge to the Flag

Invocation

Rev. Edward B. Alston of Queen Chapel AME Church delivered the invocation.

Adoption of the Agenda

**Ames moved for approval. Alfred seconded. Motion carried 7-0.**

Approval of the Minutes

Workshop Meeting Minutes of July 11, 2023

Regular Meeting Minutes of July 18, 2023

**Ames moved to approve. Stanford seconded. Motion carried 7-0.**

Report of the Town Manager

Marc Orlando reported on items of interest including upcoming events regarding the 360/40 Anniversary Celebration for the Town of Hilton Head Island.

Sand Shark Week Proclamation – Mayor Perry

Tim Daniels, Assistant Vice Chancellor for Development and Alumni Relations was present to accept the Proclamation.

## Planning Commission Biannual Update – Bruce Siebold, Chairman

Bruce Siebold updated Council on the previous six months' activity of the Planning Commission. He referenced the memo included in the packet and went through the accomplishments of the Commission. Siebold stated the Planning Commission sees its role as being a helpful resource to the Town and hopes that as Council deliberates on various projects and proposals they have assisted.

## Adaptive Traffic Signal Update – Bryan McIlwee, Director of Public Projects and Facilities

Bryan McIlwee conducted a detailed presentation and provided the update. He noted the following:

June-July, 2023

- Installation of additional pedestrian poles and FLIR thermal pedestrian detection at certain intersections to improve pedestrian safety and to meet ADA requirements.
- Adaptive software was installed and partially configured but significant lightning storms impacted detection equipment.
- It was determined grounding issues exist at most intersections where older signal cabinets and mast arm poles are located and the lightning strikes were causing damage to the new, sensitive electronic equipment.
- Town traffic engineering staff along with the Town's senior building inspector and signal contractors determined that resolving the grounding issue is a critical element in the progress of implementing the new adaptive system.
- The adaptive work is paused while the detection equipment configuration is being improved and storm related issues resolved including the grounding system being brought to current accepted industry standards.
- Grounding issues are being resolved
- Testing, and fine-tuning of the adaptive system operations and its interaction with all the other signal equipment will occur before the adaptive operation is officially turned on.

Theresa McVey conducted a live viewing of the installed cameras to follow the traffic flow on the Island. McVey answered questions from Council

## Reports from Members of Town Council

### General Reports from Town Council

Becker read a letter from Hilton Head Regional Health Care which was sent to Town

Council Members and the Town Manager regarding the challenging market for staffing. The letter is in support of the Islander Mixed Use Text amendment.

Report of the Lowcountry Area Transportation Study – Glenn Stanford

Stanford stated the group is determining a long-range traffic plan and highway plans ranging out 10-15 years. He stated it is vital that the Town's roadways are be incorporated into the long-range plan.

Report of the Lowcountry Council of Governments – Tammy Becker

No report.

Report of the Beaufort County Airports Board – David Ames

No report.

Report of the Southern Lowcountry Regional Board – Glenn Stanford

No report.

Report of the Island Recreation Association Board – Alex Brown

Brown stated the Board will hold its annual planning session on Friday, August 18 at 8:00 a.m.

Report of the Community Services and Public Safety Committee – Tammy Becker

Becker stated the Committee met on August 7 and received an overview of the parking management system. She encouraged residents to contribute input for the project. Becker added the Committee met in Executive Session to select candidates for vacancies on Boards and Commissions and will be scheduling interviews soon.

Report of the Public Planning Committee – David Ames

Ames stated the Committee met on August 10 and received the monthly update on District Planning and will receive the Bridge to the Beach District Plan at their next meeting. He stated the Committee also considered LMO amendments related to parking requirements for single family dwellings and floor area ratios for single family dwellings. The Committee forwarded the staff recommendations with changes to Town Council for consideration of approval.

Report of the Finance and Administrative Committee – Alex Brown

Brown reported the Committee met earlier in the day and discussed revenue bonding and requested staff provide additional information regarding a potential list of projects and resources that would assist with funding. He added that the Committee forwarded the request from the Coastal Community Development Corporation on to Town Council for Town of Hilton Head Island Town Council

consideration. Brown concluded his report noting the Committee forward a resolution for consideration to Town Council for authorization to submit the Community Development Block Fund (CDBG) Entitlement Program Consolidated Annual Performance Evaluation Report (CAPER) for Program Year 2022 to the U.S. Department of Housing and Urban Development.

### Appearance by Citizens

David Plumb, President of the Forest Beach Villas Association addressed Council regarding the lagoon near their villas decreasing water table due to the construction of Lowcountry Celebration Park and voiced his concerns regarding the proposed agreement. He requested Council follow through and assist the Association.

Lee Wilwerding, Chair, Greater Island Council addressed Council correcting the comment that the GIC had no right to submit a resolution and only Town Council could do so. He cited the Miriam-Webster definition of a resolution confirming they could do so. He also stated there was an incorrect comment stating the GIC is a 501(c)(3). He stated the GIC is not and never has been a 501(c)(3) as they do not qualify. He stated they are a 501(c)(4) and by IRS rules they can engage in attempts to influence legislation.

Skip Hoagland addressed Council regarding his concerns with corruption, missing tax funds, illegal use of tax funds, fraudulent audits and budgets, and federal law violations.

Skip Hoagland stated he would address Council on LynnGreeley's behalf. Mayor Perry stated he could not do that, and if he did, he would be subject to a fine. Hoagland stated he welcomed a citation. He went on to speak against numerous government officials. He stated the entire political system is corrupt and voiced concerns over transparency. He asked that all taxpayers take back control of finances and request a forensic audit.

Peter Kristian addressed Council regarding the Green Space Advisory Committee and stated they sent enabling legislation for first reading to the Beaufort County Council which has since passed with second reading to be in the near future. He encouraged the Town participating in the program. He spoke in favor of the Islander Mixed Use text amendment cautioning Council not to set the criteria too high which would result in no one wanting to invest their money in something so desperately needed.

### Unfinished Business

Consideration of Proposed Ordinance 2023-07 Amending Sections Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to Create a New Use Called Island Mixed-Use with the Sea Pines Circle District – First Reading – Shawn Colin, Assistant Town Manager, Community Development

Shawn Colin provided a detailed presentation regarding the Proposed Ordinance and answered questions from Council. Josh Tiller and David DeSpain participated in a detailed presentation and Dillon Turner clarified the results of the traffic study noting it was completed without taking into account other modes of transportation such as biking

and walking. Upon the conclusions of presentations, Colin and Tiller heard comments and answered questions from Town Council members.

**After discussion, Becker moved for approval with the following amendments:**

- **Change the percentage of units utilized for workforce housing from 15% to 20%;**
- **Decrease the AMI from 130% to 120%; and**
- **Agree to increase the number of units tied to housing for local employers from 10 years to 15 years.**

**Alfred seconded.**

Mayor Perry asked for Public Comment.

Steve Robbins addressed Council inquiring as to what the corporations are giving to the developer and expressed concern regarding the Town's infrastructure and capabilities of sustaining such a project.

Angie Hutchins addressed Council and spoke in support of the project as well as expressing concern over the delays and stated the project needs to move forward.

Melinda Tunner addressed Council and spoke in support of the text amendment stating it is a creative approach to find a mutually beneficial solution to redevelop dilapidated land.

Ashley Phillips addressed Council regarding the Office Way Project and noted it is workforce housing. She added that transportation on and off the Island also needs addressed along with a park and ride system.

David Ellis, Chair of Sea Pines Community Services Association addressed Council on behalf of the Board of Directors stating they are in support of workforce housing. He voiced concerns regarding the effect the text amendment will have on the entire district. He asked Council to try to view the effect on the district in 5 to 10 years and review wording within the proposal that can lead to potential problems and take them into consideration.

Jay Wiendl addressed Council on behalf of the Beach House in support of the project and thanked Council for all they do.

Mike Wagner of Shore Beach Services addressed Council in support of the text amendment stating the need to provide housing for their employees.

Sherry Mikrut addressed Council in support of the developer and voiced her concerns regarding Section 8 Housing. She stated she feels the developer has made many concessions and asked Council to vote in favor of the text amendment.

Matt Sweeney addressed Council in support of the text amendment which would result in

housing for young professionals with families that will stay on the Island. He encouraged Council to look at the merits of the new use and the move the project along.

Xiaodan Li addressed Council in support of the Text amendment stating the U.S. Census data is far better than others accessed for information and stated the need for the amendment and asked for support of such.

Cherry Norris addressed Council stating her support for the text amendment noting it is a great opportunity to repurpose dilapidated building without government money. She added that free market system should be the solution.

Susan Wierzbicki addressed Council in support of the text amendment stating this privately funding housing project pays for everything and takes all the risks.

Daniel Anthony addressed Council and spoke in support of the text amendment and asked Council to move it forward.

Kathleen Redman addressed Council in support of the text amendment citing the need is there and it should move forward.

George Paletta addressed Council in support of the text amendment noting it is a private development which will generate tax dollars.

Gray Smith addressed Council stating this project is a win-win-win proposition which benefits workers, employees and USCB students.

Brendan Reilley addressed Council regarding his concern for the need for off-site parking and the increase in density and stated he was against the project for those reasons.

Skip Hoagland addressed Council noting if the Island had not been overdeveloped and a master plan was in place 45 years ago, this would not be an issue.

Lynn Bullard addressed Council reminding them that USCB was built with TIF Funds and stated Council should support the text amendment with the students in mind.

Beth Patrick, USCB, Vice Chancellor for Finance and Operations addressed Council in support of the Text amendment stating it is critical to the growth of the Hospitality Management Program and the success of the campus.

Unidentified resident addressed Council in support of the text amendment stating he is glad to see something done for the residents as opposed to the tourists.

Ken Campbell addressed Council stating he does not feel the project accomplishes long-term workforce housing and there is no restriction included in the proposal that guarantees such.

Chris Raffner addressed Council noting the largest employers is in support of the project and why would they support it if it wasn't workforce housing.

Bonnie Conova addressed Council asking that they move forward and approve the text amendment. She expressed her disappointment in Council for not moving forward in a timely manner.

Eva Smith, Department Chair of Hospitality Management Program at USCB addressed Council to clarify that USCB is not making any money on the project and the only perk is that it is a recruitment tool for the program. She noted they have the right of first refusal on 64 rooms and should they not fill them, they will be opened up to others.

Council members stated their positions regarding the text amendment.

Concluding discussion and upon Curtis Coltrane's opinion that Ames could present an intervening motion, **Ames moved to approve the Islanders Mixed Use Text amendment with the following amendments:**

**In Islander Mixed Use there shall be three housing types: (a) *Student Housing* units, (b) *Workforce Housing* units, and (c) Islander Mixed Use units.**

**(a) *Student Housing* units shall only be required if a project has a shared parking agreement with any education use.**

**(b) *Student Housing* units are a separate category and are counted separately from *Workforce Housing* units and *Islander Mixed Use* units.**

**20% of the total of *Workforce Housing* units and *Islander Mixed-Use* units shall be *Workforce Housing* units rented to households earning up to 90% of the Area Median Income (AMI) for *Beaufort County as defined by the Department of Housing and Urban Development (HUD)*.**

***Of the remaining 80% of the total *Workforce Housing* and *Islander Mixed Use* units, 75% must be rented to households with at least one resident of the Town of Hilton Head Island who is employed full time on in the Town of Hilton Head Island, following the guidelines specified in the Islander Mixed-Use Workforce Housing Agreement requirements.***

***Workforce Housing* units and *Islander Mixed Use* units must adhere to the requirements in the Islander Mixed-Use Workforce Housing Agreement for a minimum of 20 years from the date of the certificate of occupancy for the completion of construction the project that includes**

***Workforce Housing* units and *Islander Mixed Use* units. These requirements shall be evidenced by restrictive covenants or other documents recorded in the office of Beaufort County Register of Deeds. Annual verification of the workforce housing and island employee requirements is required.**

**Motion failed for a lack of a second.**

**Brison moved to amend the motion on the floor to provide that the shared parking on the education use property is only for so long as the property is used for education use and is limited to the same number of parking spaces as the number of beds provided in the student housing for education use. In addition, that the Workforce Housing units be rented to households earning up to 120% for a minimum of 20 years.**

**Motion failed for lack of a second.**

**Mayor Perry called for a vote on Becker's original motion with amendments. Motion failed 3-4-0 (Stanford, Ames, Brison and Brown against.)**

**Brison moved to adopt the Text Amendment before Council which was based upon the motion adopted by Town Council on July 18. Ames seconded. No vote was taken on this motion.**

**Stanford moved to reconsider the action regarding Becker's original motion with amendments due to his misunderstanding during the vote. Alfred seconded. Motion carried 4-3-0. (Ames, Brison and Brown against.)**

**Due to the approval for reconsideration, Mayor Perry called for a second vote on Becker's original motion. Motion carried 4-3-0 (Ames, Brison and Brown against.)**

At the conclusion of Unfinished Business, Councilmember Alfred was excused and left the dais (7:00 p.m.) due to a previous engagement and did not return to the meeting. The remainder of votes were with a quorum of 6.

### New Business

#### Consideration of a Resolution of the Town of Hilton Head Island Approving the Technology and Innovation Strategic Plan – Tommy Sunday, Director of Technology and Innovation

Tommy Sunday referenced the packet materials describing the plan and stated he was available for questions and/or comments regarding such. It was noted by Mayor Perry that the agenda packet contained detailed information and the plan went through Committee with a recommendation Council approve. **Ames moved for approval. Brison seconded. Motion carried 6-0.**

#### Consideration of a Resolution of the Town of Hilton Head Island, South Carolina to Support the Town's Renewal Application to the League of American Bicyclists for the Bicycle Friendly Community Award – Shawn Colin, Assistant Town Manager, Community Development

Shawn Colin explained the resolution is officially allowing submission of the application on behalf of the Town. Mayor Perry noted all materials were included in the packet for



review by Town Council members prior to the meeting. **Brison moved to approve. Stanford seconded. Motion carried 6-0.**

Consideration of an Ordinance Authorizing and Directing the Town of Hilton Head Island to Enter into an Intergovernmental Agreement Relating to South Carolina Local Revenue Services; to Participate in one or more Local Revenue Service Programs; to Execute and Deliver one or more Participant Program Supplements; and Other Matters Relating Thereto – First Reading - John Troyer, Director of Finance

John Troyer confirmed the resolution was presented to the Finance and Administrative Committee and they forwarded it to Town Council with a recommendation of approval. **Ames moved to approve. Brisson seconded. Motion carried 6-0.**

Consideration of Proposed Ordinance No. 2023-18 Amending the Millage Rate of the Town of Hilton Head Island General Fund and Debt Service Fund for the Fiscal Year Ending June 30, 2024, so as to Perform Required Rollback of Millage Pursuant to South Carolina Code of Laws Section 12-37-251 – First Reading – John Troyer, Finance Director

John Troyer stated Beaufort County has undertaken Reassessment which will be implemented in tax year 2023; and pursuant to 12-37-251 (E) of the Code, the number of mills levied for tax year 2023 must be decreased or “rolled back”.

He added that with Ordinance No. 2023-07 on June 6, 2023, Town Council enacted a budget for the fiscal year ending June 30, 2024. He said stated in Section 2 of the Ordinance, the budget was initially based on a tax rate of 23.1 mills, and the millage rate would be reduced to offset the effects of implementation of new property values from the County’s reappraisal process to achieve a revenue neutral outcome.

Troyer explained there is a calculation format that is followed to come up with the millage rate. He confirmed that as a Town we are not going to benefit from the appraisal due to the reduction. **Ames moved to approve. Stanford seconded. Motion carried 6-0.**

Consideration of a Resolution to Appoint a Town of Hilton Head Island Representative to the Beaufort County Sales Tax Advisory Committee – Josh Gruber, Deputy Town Manager

After discussion, **Becker moved to table the item until consulting with legal counsel. Brisson seconded. Motion carried 6-0.**

#### Executive Session

Discussion of Personnel Matters [Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][1)] related to:

- Beaufort County Sales Tax Advisory Committee

Discussion of Legal Advice from the Town Attorney on Matters Covered Under the Town of Hilton Head Island Town Council Meeting Minutes  
08/15/2023

Attorney-Client Privilege (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]) related to:

- Mount Calvary Missionary Baptist Church of HHI, et al vs Town of HHI, et al
- Forest Beach Villas
- Jonesville Road Drainage
- Town of Hilton Head Island v Beaufort County Re: Law Enforcement Fee

Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussions for the Proposed Sale or Purchase of Property (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]) related to:

- Main Street Area
- Pope Avenue Area
- Shelter Cove Area
- Archer Road Area

Discussion and Status Update on the Negotiations Incident to Proposed Contractual Arrangements for the Northpoint Public-Private Partnership Workforce Housing Project (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70[a][2])

Discussion of Employment, Appointment, Compensation, Promotion, Demotion, Discipline or Release of an Employee, or a Person Regulated by a Public Body (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70[a][1] and [2]) related to:

- Town Attorney Contract

Orlando stated the need to go into Executive Session for the purposes listed above. **At 7:24 p.m. Ames moved to go into Executive Session for the reasons stated by the Town Manager. Stanford seconded. Motion carried 7-0.**

### **Action from Executive Session**

Upon return from Executive Session at 9:10 p.m. Mayor Perry asked if there were any actions to be addressed as a result of Executive Session.

**Ames moved that the Town Council authorize the Mayor and Town Manager be authorized to execute and deliver the agreement by and between the Town of Hilton Head Island, South Carolina, and Coligny Plaza Limited Partnership, for the purchase and sale of 1.80 acres, more or less, on Pope Avenue, and to take such other and further actions as may be necessary to complete the transaction described in the agreement. Councilmember Stanford seconded. Motion carried 5-1. (Becker opposed/Alfred – absent - left the meeting at 7:00 p.m.)**

**Ames moved that the Mayor be authorized to execute and deliver a contract by and between the Town of Hilton Head Island, South Carolina, and Curtis L. Coltrane for**

**the engagement of Curtis L. Coltrane as Town Attorney. Councilmember Stanford seconded. Motion carried 6-0 (Alfred absent - left the meeting at 7:00 p.m.)**

Adjournment

The meeting was adjourned at 9:13 p.m.

**Approved: October 17, 2023**



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Kimberly Gammon, Town Clerk



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Alan R. Perry, Mayor

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