



REVISED AGENDA

- Item 11.b.4.added
- Item 11.a added
- Item 8.a. added
- Item 9.a. added

Town of Hilton Head Island

Town Council Meeting

Tuesday, May 20, 2025, 3:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

- 1. Call to Order**
- 2. Pledge to the Flag**
- 3. Invocation – Reverend Bill McCutchen, Hilton Head Presbyterian Church**
- 4. Adoption of the Agenda**
- 5. Approval of the Minutes**
 - a. Regular Meeting Minutes of May 6, 2025
 - b. Budget Workshop Meeting Minutes of May 12, 2025
- 6. Presentations and Recognitions**
 - a. Amyotrophic Lateral Sclerosis Awareness Month Proclamation - Mayor Perry
- 7. Reports from Members of Town Council**
 - a. General Reports from Town Council
 - b. Report of the Lowcountry Area Transportation Study – Councilmember Tamara Becker
 - c. Report of the Lowcountry Council of Governments – Councilmember Steve Alfred
 - d. Report of the Beaufort County Airports Board – Councilmember Melinda Tunner
 - e. Report of the Southern Lowcountry Regional Board – Councilmember Patsy Brison
 - f. Report of the Island Recreation Association Board – Mayor ProTempore Alex

Brown

- g. Report of the Beaufort County Economic Development Corporation - Mayor Alan Perry
- h. Report of the Gullah Geechee Historic Neighborhoods Community Development Corporation - Mayor ProTempore Alex Brown
- i. Report of the Community Services and Public Safety Committee – Councilmember Tamara Becker
- j. Report of the Finance and Administrative Committee – Mayor ProTempore Alex Brown

8. Unfinished Business

- a. Update on William Hilton Parkway Gateway Corridor Project - Shawn Colin, Assistant Town Manager
- b. Consideration of an Ordinance to Amend the Town of Hilton Head Island Budget for the Fiscal Year ending June 30, 2025; to Provide for the Budgeted Appropriations of the Land Acquisitions and Certain Other Appropriations and Commitments and the Expenditures of Certain Funds; to Allocate the Sources of Revenue for the Said Funds; and to Provide for Severability and an Effective Date - Second Reading - Adriana Burnett, Director of Finance
- c. Consideration of an Ordinance of the Town of Hilton Head Authorizing the Execution of a Lease Purchase Agreement for Fire Trucks - Second Reading - Adriana Burnett, Director of Finance

9. New Business

- a. Consideration of a Resolution Adopting a Housing Displacement Mitigation Support Plan – Shawn Leininger, Assistant Town Manager
- b. Consideration of an Ordinance of the Town of Hilton Head Island to Amend Title 16 of the Municipal Code, the Land Management Ordinance, to Amend Sections 16-3-104.G and 16-4-102.A.6 to Add Workforce Housing as a Permitted Conditional Use in the Moderate to High Density Residential (RM-12) District, to Amend Section 16-4-102.B.1 to Include Property Size and Location Requirements for Workforce Housing in RM-12, to Amend Section 16-4-105.A to Provide for a Workforce Housing Density Bonus and Impervious Surface Increase in RM-12, to Amend Section 16-4-105.B to Clarify Workforce Housing Agreement Requirements, and to Provide for Severability and an Effective Date - First Reading - Missy Luick, Director of Planning
- c. Consideration of an Ordinance of the Town of Hilton Head Island to Amend the Official Zoning Map with Respect to the Real Property Located on Northpoint Circle to Rezone the Parcels from Parks and Recreation (PR) to Moderate to High Density Residential (RM-12) District; and to provide for Severability and an Effective Date- First Reading - Missy Luick, Director of Planning
- d. Consideration of an Ordinance of the Town Council of the Town of Hilton Head

Island to amend Municipal Code Section 8-11-211(8) to Restrict Dogs from an Area of the Town's Defined Beach near Fish Haul Creek - First Reading - Shawn Colin, Assistant Town Manager

- e. Consideration of an Ordinance of the Town of Hilton Head Island, Amending the Municipal Code by Adding New Sections 1-5-11 and 1-5-12, Authorizing the Issuance of Administrative Citations and Fines; Amending Section 10-2-60 to Authorize Administrative Citations and Fines for Violations of Article 10, Chapter 2 of the Municipal Code; Amending Section 10-2-70 of the Municipal Code to Add Issuance of More Than 3 Administrative Citations in Twelve Months as Grounds for Suspension or Revocation of Short Term Rental Permit; to Add Section 12-3-101 to Authorize Administrative Citations and Fines for Violations of Article 12, Chapters 3 and 6; to Amend Section 12-3-117; to Amend Section 2-3-213; to Add Sections 12-6-100 and 12-6-101 to Authorize Administrative Citations and Fines for Violations of Article 12, Chapter 6; to Amend Section 12-6-111 to Add a Definition for Resident Beach Pass; to Amend Sections 12-6-113, 12-6,114, 12-6-115,12-6-117 to Make Grammatical Changes; to Repeal Sections 12-6-119 and 12-6-120; and to Provide for Severability and Effective Date - First Reading - Shawn Colin, Assistant Town Manager
- f. Consideration of a Resolution of the Town Council of the Town of Hilton Head Island Authorizing the execution of a Non-Exclusive Drainage and Utility Easement Agreement from Beaufort County for Property Located at 55 Gardner Drive - Shawn Colin, Assistant Town Manager

10. Public Comment - Non Agenda Items

11. Executive Session

- a. Discussion of Negotiations Incident to Proposed Contractual Arrangements for William Hilton Parkway [Pursuant to South Carolina Freedom of Information Act Section 30-4-70 (a)(2)]
- b. Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussions for responses to the Town of Hilton Head Island Destination Marketing Organization Request for Qualifications [Pursuant to South Carolina Freedom of Information Act Section 30-4-70 (a)(2)]
- c. Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussion for the Proposed Sale or Purchase of Property [Pursuant to South Carolina Freedom of Information Act Section 30-4-70 (a)(2)] related to:
 - 1. Main Street
 - 2. Beach City Road
 - 3. Cedar Woods
 - 4. Jonesville Road
- d. Discussion of Legal Advice from the Town Attorney on Matters Covered Under the Attorney-Client Privilege [Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 (a)(2)]related to:

1. Workforce Housing Agreement for a Project located on Main Street, also known as Diamond Cove

2. Workforce Housing Agreement and Covenants Template

12. Action from Executive Session

13. Adjournment

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.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."