Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, September 16, 2025, 3:00 PM
Minutes

Call to Order

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

Council Members present: Alan Perry, Mayor; Alex Brown, Ward 1, Mayor Pro-Tempore; Patsy Brison, Ward 2; Steve DeSimone, Ward 3; Tammy Becker, Ward 4; Steve Alfred, Ward 5; Melinda Tunner, Ward 6

Others Present: Marc Orlando, Town Manager; Curtis Coltrane, Town Attorney; Kim Gammon, Town Clerk

Invocation – Reverend Brett Myers, First Baptist Church Hilton Head Island

Reverend Brett Myers delivered the invocation.

Adoption of the Agenda

Mr. Alfred moved to approve. Ms. Tunner seconded. Motion carried 6-1 (Brison opposed).

Approval of the Minutes

Workshop Meeting Minutes of July 29, 2025

Mr. Alfred moved to approve. Ms. Becker seconded. Motion carried 7-0.

Regular Meeting Minutes of August 19, 2025

Mr. Alfred moved to approve. Ms. Becker seconded. Motion carried 7-0.

Workshop Meeting Minutes of August 26, 2025

Mr. Alfred moved to approve. Ms. Becker seconded. Motion carried 7-0.

Presentations and Recognitions

Report of the Town Manager

Mr. Orlando provided detailed updates regarding the 2027 Fire Rescue Strategic Plan; Planning Department; Office of Cultural Affairs; Coligny Pocket Park; Taylor Park, Patterson Park; Beach Renourishment; and Code Enforcement activities and accomplishments. He noted Fire Rescue will be hosting their annual free Pancake Breakfast on Sunday, October 5 from 9 a.m. - 12 p.m. at Fire Station 4 located at 400 Squire Pope Road. He encouraged all to attend.

Recognition of Thomas Barnwell - Senator Tom Davis

Senator Davis presented Thomas Barnwell with a resolution read on the floor of the Senate on May 28, 2025 in honor of Mr. Barnwell's 90th birthday and his contributions to the State and our community.

Proclamation Recognizing Senior Month - Mayor Alan Perry

Cheri Bronsky, Director of the Island Recreation Association Senior Center was present to accept the proclamation.

Town of Hilton Head Island Destination Marketing Public Relations Update and Metrics Report (FY25 Marketing Plan -Quarter 4) - Charlie Clark, Hilton Head Island - Bluffton Chamber of Commerce Vice President of Communications

Charlie Clark, Ariana Pernice and Chase O'Dell provided a detailed report and held discussions, answered questions regarding the report.

Reports from Members of Town Council

General Reports from Town Council

Mr. Alfred provided an update regarding the Sea Pines Circle stating that the CSA and Town feel the State will be helpful in addressing the issue. They expect to have a report from the South Carolina Department of Transportation (SCDOT) by September 30 regarding such.

Mayor Perry stated as required by Municipal Code the meeting will end by 8:00 p.m. and reminded Council members of the 10 minute limit on speaking.

Report of the Lowcountry Area Transportation Study – Councilmember Tamara Becker

Ms. Becker reported there was no meeting held but she referenced an email stating the SCDOT is requesting input on the I95 Corridor improvement projects at a drop-in meeting to be held on October 2, 2025 at the Ridgeland Baptist Church from 5 p.m. - 7 p.m.

Report of the Lowcountry Council of Governments – Councilmember Steve Alfred

No report.

Report of the Beaufort County Airports Board – Councilmember Melinda Tunner

Ms. Tunner reported the FAA conducted an inspection regarding the height of trees off property. She stated the next step is a tree survey will be conducted for trimming or removal. She added that there was a resolution approved by County Council for a Customer Facility Charge for rental car contracts at the airport.

Report of the Southern Lowcountry Regional Board – Councilmember Patsy Brison

Ms. Brison stated they met on August 26 and items discussed were the Bluffton Alheimer's Walk to be held October 25; a report from the Executive Director of the American Red Cross; and a report regarding the new Hardeeville YMCA , noting that the YMCA will include childcare faciltiies. The next meeting will be held in Hardeeville on October 23 and items of discussion will include the USCB expansion and Hardeeville affordable housing.

Report of the Island Recreation Association Board – Mayor ProTempore Alex Brown

Mr. Brown reported the Board and staff held a planning session and Leah Arnold has been named as the incoming Executive Director. He thanked Frank Soule for his services to the Association. He reviewed items discussed at the planning session which were programs provided for the Senior Center; expanding community outreach; the need for increased funding from Beaufort County for the pool; and the need to work with the Town regarding the FY27 CIP proposal regarding pickleball courts.

Report of the Beaufort County Economic Development Corporation - Mayor Alan Perry

Mayor Perry reported there was no new business at their last meeting He stated they discussed working with the businesses that will be impacted by the airport corridor runway expansion.

Report of the Gullah Geechee Historic Neighborhoods Community Development Corporation - Mayor ProTempore Alex Brown

Mr. Brown reported the Gullah Geechee Historic Neighborhoods Community Development Corporation will meet tomorrow at 10:00 a.m. The agenda includes a presentation from Solaos on the new wayfinding application and the CDC website. On October 2nd, the CDC will host a launch gathering at the Rowing and Sailing Center at Squire Pope Community Park. The experience Gullah application is designed to promote Gullah cultural awareness utilizing technology to tell the stories and enhance the experience. Attendees will be able to download the application and receive a brief demo on how it works. In addition, the CDC will hold its *Money Talks* Financial Education Seminar tonight from 5:30 to 7:00 p.m. at the Hilton Head Island Recreation Center. A presenter from the USC Joseph F. Rice School of Law will discuss the legal aspects of business formation.

Report of the Community Services and Public Safety Committee – Councilmember Tamara Becker

Ms. Becker reported the Committee met on September 15 and there was positive movement regarding short-term rental issues and the Committee is actively engaged with the public in discussing the issues and providing the Town Manager and Staff direction in moving forward.

Report of the Finance and Administrative Committee – Mayor ProTempore Alex Brown

The Finance and Administrative Committee will meet September 30th at 10 a.m. The agenda includes the monthly FY26 financial update; consideration of an ordinance to update the Business License Schedule and consideration of an ordinance providing the issuance and sale of Town of Hilton Head Island Special Obligation bonds not to exceed $19,000,000.

Consent Agenda

Consideration of an Ordinance of the Town Council of the Town of Hilton Head Island Authorizing the Conveyance of a 0.02 Acre of Real Property Located at 25 Dunnagans Alley and Providing for Severability and an Effective Date - Second Reading - Ben Brown, Director of Strategic Initiatives

Ms. Brison moved to approve. Ms. Becker seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

New Business

Consideration of a Resolution Approving the 2025-2029 Five-Year Consolidated Plan as Required by the U.S. Department of Housing and Urban Development (HUD) for Participation in the Community Development Block Grant (CDBG) Entitlement Program - Michele Bunce, Senior Grants Administrator

Ms. Bunce explained this item has already been through the Finance and Administrative Committee with recommendation to Council for approval. In 2015, the Town of Hilton Head Island began participating in the HUD CDBG Entitlement Program. On May 14, 2025, HUD issued notification of the Town's CDBG funding allocation for Fiscal Year 2025 in the amount of $210,564, which is required to be included in the 2025 – 2029 Consolidated Plan. The 2025 – 2029 Consolidated Plan will cover the Town's third five-year CDBG Entitlement Program period.

As required for participation in the program, the Town must prepare this plan every five years and gather public input throughout its development. A Public Needs Assessment meeting took place on May 22, 2025 and feedback was collected both at the meeting and via other channels, including email. The Consolidated Plan was drafted based on the public input received and then released on June 10, 2025 for an additional mandatory 30-day public comment period.

The Consolidated Plan is implemented through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources used each year to address the priority needs and specific goals identified in the Consolidated Plan. For year one, the Action Plan proposes allocating all of Fiscal Year 2025 funds to Taylor Park to support planning, design, and administrative costs, providing critical momentum for the project's advancement. For years two through five, the plan outlines broad goals, such as public facilities and improvements, public services, housing activities, economic development, and program administration. Specific projects associated with these goals will be developed annually, in alignment with the Consolidated Plan, the Town's Strategic Plan, and the Town's budget.

Ms. Brison moved to approve. Ms. Becker seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

<u>Consideration of a Resolution of Support from the Town of Hilton Head Island for a Childcare and Early Learning Pilot Project Utilizing the Tri-Share Funding Model - Angie Stone, Assistant Town Manager</u>

Ms. Stone stated that access to affordable, high-quality childcare remains a significant barrier for many working families in our community. Rising childcare costs impact parents' ability to enter or remain in the workforce, challenge local employers seeking to retain talent, and hinder children's early learning opportunities. In 2024, the Southern Lowcountry Regional Board (SOLOCO) established a subcommittee, chaired by Orlando Lewis, to examine affordable childcare solutions. The subcommittee presented the Tri-Share funding model as a viable solution along with a recommendation that SOLOCO member jurisdictions request that the State implement a pilot program in our region.

The Tri-Share model is a cost-sharing approach that equitably splits the cost of childcare among three key stakeholders:
• One-third paid by the State
• One-third paid by the participating employer
• One-third paid by the employee/parent

This model was successfully piloted in other states, most notably in Michigan, Kentucky, Louisiana, and North Carolina, and has demonstrated measurable success in reducing absenteeism, improving employee retention, and increasing access to early learning services for children. The City of Beaufort, Town of Port Royal, City of Hardeeville, and Town of Bluffton have all passed similar resolutions of support.

Ms. Brison moved to approve. Mr. Alfred seconded.

Mayor Perry asked for public comment. There was none.

Council members commented on the need for child care in our communities and received information regarding the funding sources which will be decided equally between the employer, the parent and the State.

Motion carried 6-1 (Becker opposed).

<u>Consideration of a Resolution Delineating Names and Missions for Town Council Subcommittees - Shawn Leininger, Deputy Town Manager</u>

Mr. Leininger explained that on August 25, 2025, the Finance and Administrative reviewed the following standing committees, including names, missions and areas of focus as proposed by staff.

Finance and Administrative Committee (staff proposed to maintain current name)

Staff Proposed Mission: To review and analyze the Town's financial matters including revenues, expenditures, and procurement; oversee Accommodations Tax funds and the Town's Designated Marketing Organization; maintain intergovernmental relations and legislative monitoring; and provide oversight of economic development initiatives and Gullah Geechee Historic Neighborhoods Community Development Corporation.

Staff Proposed Areas of Focus:

Staff proposed areas of focus for the Finance and Administrative Committee are as follows:

1. Town revenues and expenditures
2. Fee structures
3. Procurement process review
4. Designated Marketing Organization
5. Accommodations/Hospitality Taxes
6. Matters relating to other governmental entities
7. Matters relating to pending or proposed legislation
8. Economic Development
9. Gullah Geechee Historic Neighborhoods Community Development Corporation matters
10. Tax Increment Financing (TIF) matters

Community Development and Public Services Committee (staff proposed revising name to align with areas of focus)

Staff Proposed Mission: To evaluate and advise on Town infrastructure, facilities, and services; oversee community services including parks, recreation, arts and culture; review public safety and emergency preparedness efforts; manage appointments to Town boards and committees; and provide guidance on planning, zoning, land use, workforce housing and development, and related regulatory matters.

Staff Proposed Areas of Focus:

Proposed areas of focus for the Community Development and Public Services Committee are listed below:

1. CIP (Capital Improvement Program) / Public infrastructure, facilities, lands
2. Appointments to boards and committees
3. Parks and recreation
4. Arts and culture

5. Public safety (including Hilton Head Island Fire Rescue, Beaufort County Sheriff's Office, beach operations)
Hurricane response and resiliency
7. Matters related to community development, including planning, zoning, land use, and Land Management Ordinance
8. Workforce housing and workforce development
9. Comprehensive Plan Responsibilities also include oversight of appointments to boards and committees and coordination related to infrastructure and community services projects.

FINANCE & ADMINISTRATIVE COMMITTEE RECOMMENDATIONS:

After review and discussion of these items, the Finance and Administrative Committee recommended a Resolution to Town Council to delineate the names of Town Council standing committees and provide a mission outlining the general topics that will be considered by each committee. Two standing committees were recommended by the Finance and Administrative Committee with the following names:

- Finance and Economic Development Committee
- Public Safety and Infrastructure Committee

The missions for the above-named committees, as recommended by the Finance and Administrative Committee, are listed below:

Finance and Economic Development Committee

Mission: The Finance and Economic Development Committee reviews Town revenues, including alternative revenues sources, expenditures, fee structures, and procurement; oversees the Designated Marketing Organization and Accommodations/Hospitality Tax funds; addresses intergovernmental and legislative matters; and provides oversight of economic development, Tax Increment Financing (TIF), and the Gullah Geechee Historic Neighborhoods Community Development Corporation. The Committee also generally considers matters related to the following goals of the Town's adopted Strategic Action Plan:

- Goal 5: Support Economic Development and Business Recruitment and Retention
- Goal 7: Preserve, Protect, and Celebrate Gullah Geechee Culture and Heritage
- Goal 8: Advance Workforce Housing Opportunities
- Goal 9: Protect and Enhance Environmental Sustainability

Public Safety and Infrastructure Committee Mission:

The Public Safety and Infrastructure Committee evaluates and advises on Town infrastructure, facilities, and services; oversees community services including parks, recreation, arts, and culture; reviews public safety and emergency preparedness efforts; manages appointments to Town boards and committees; and provides guidance on planning, zoning, land use, workforce housing and development, and related regulatory matters.

The Committee generally considers matters related to the following goals of the Town's adopted Strategic Action Plan:

- Goal 2: Invest in Stormwater Infrastructure
- Goal 3: Enhance Major Corridors and Streets
- Goal 4: Enhance Public Safety Readiness and Facilities
- Goal 6: Reinforce Island Resilience Assignment of Remaining Strategic Action Plan Goals

The Committee also recommended that items related to:

- Goal 1: Protect Island Character through Managing Growth, have flexibility to be assigned to either of the two standing committees; and
- Goal 10: Enhance Community Well-being through Implementation of the Parks and Recreation Master Plan and Program Enhancements, which primarily operational in nature, be handled by full Town Council through approval of the Town's Capital Improvements Plan and Consolidated Annual Budget.

Ms. Becker moved that Town Council approve the recommendations by staff in the original proposal presented at the Finance and Administrative Committee. Ms.Tunner seconded.

Mayor Perry asked for public comment. There was none.

Ms. Brison moved to amend the motion to replace the motion with the draft resolution before Council. Motion failed due to lack of a second.

Concluding discussion held by Council, the original motion carried 6-1 (Brison opposed).

<u>Consideration of an Ordinance of the Town of Hilton Head Island Authorizing the Execution and Delivery of a Non-Exclusive Easement for Ingress, Egress, and Utilities on Town Property Located in the Area of Mingo Lane and Providing for Severability and an Effective Date - First Reading - Ben Brown, Strategic Initiatives Director</u>

Mr. Brown stated Town Council directed the Town Attorney and Town staff to pursue access and utility easements to support the development of property served by Mingo Lane. These efforts are coordinated with the Town's development of Patterson Family Park in the Marshland Road area. As part of the improvements, a new connection to Mingo Lane will be constructed along with a hammerhead turnaround within the right-of-way to ensure safe and adequate access for emergency and service vehicles. A new 10-foot utility easement is also proposed to allow the extension of public infrastructure, including water, sewer, and other utilities, across Town-owned land to serve adjacent property that currently lack direct access to such services.

Ms. Becker moved to approve. Mr. Alfred seconded. Motion carried 7-0.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Consideration of a Resolution Establishing the Land Management Ordinance Task Force - Shawn Leininger, Deputy Town Manager

Mr. Leininger stated Town Council has identified the update of the Land Management Ordinance (LMO) as a priority action item within its most recent Strategic Action Plans. In the adopted 2026– 2028 Strategic Action Plan, Goal #1 is to "Protect Island Character Through Managing Growth." To achieve this goal, Council established the following strategy:

"Advance a coordinated, long-term approach to managing growth by implementing a comprehensive growth management framework. This strategy will align land use regulations, planning tools, land acquisition efforts, and capital improvement program investments to preserve Hilton Head Island's distinctive identity while supporting sustainable development and protecting the Island's natural and cultural resources."

Eleven action items support this strategy. Of relevance to the proposed LMO Task Force are:

1. Action Item 1.5: Update the Design Guide and align it with the updated LMO.
2. Action Item 1.6: Update the LMO to align with District Plans and the Comprehensive Plan.

As part of these actions, Town staff have initiated a comprehensive review and update of the LMO to ensure it reflects evolving community needs, responds to changing development patterns, and incorporates best practices in modern land use regulation. Given the complexity of the LMO and its role in shaping growth, transparency and broad stakeholder participation are essential. As such, it is a best practice strategy to establish a group of stakeholders representing a diverse set of stakeholder interests and inputs into zoning, subdivision, and development standards.

Establishing a Land Management Task Force will provide a structured forum for community members, technical experts, and other stakeholders to contribute their knowledge and perspectives. The task force will make recommendations to Town staff, the Planning Commission, and Town Council, ensuring that ordinance revisions strike a balance between community character, economic vitality, and environmental stewardship.

Composition. The Task Force will be composed of a wide range of representatives, including:

1. Three (3) members of Town Council;
2. Chairpersons (4) of the Planning Commission, Design Review Board, Gullah Geechee Historic Neighborhoods Community Development Corporation, and the Gullah Geechee Land & Cultural Preservation Task Force;

3. Representatives (6) from: a. Hilton Head-Bluffton Chamber of Commerce; b. Hilton Head Area Home Builders Association; c. Hilton Head Area Realtors; d. Short-Term Rental industry; e. Hospitality industry; and f. Workforce Housing sector;
4. Three (3) general managers (or equivalent positions) representing Hilton Head's planned developments and resorts (selected from a defined list of communities);
5. Five (5) residents of Hilton Head Island; and
6. The Town Manager and Deputy Town Manager will serve as ex-officio, non-voting members.
7. No alternates will be appointed. Roles & Responsibilities.

The LMO Task Force will have the following roles and responsibilities:

1. A chairperson and vice-chairperson will be selected by Town Council from the Town Council members of the task force;
2. Review draft regulations relating to land use, zoning, subdivision, development, design, and other provisions of the LMO; and
3. Provide recommendations by majority vote to Town staff, the Planning Commission, and Town Council by majority vote. Procedures.

The LMO Task Force shall utilize the following procedures:

1. Conduct meetings in accordance with Town rules and procedures and Robert's Rules of Order;
2. All meetings will be publicly noticed, open to the public, and structured to allow for community input;
3. A quorum will be defined as 50% plus one of the total Task Force membership.
4. All official actions require a majority vote of members present and voting.
5. The Task Force will automatically disband upon adoption of the updated LMO by Town Council.

Mr. Orlando stated that something of this nature is a best practice and an industry standard. He stated he wants to make sure the LMO coming forward is thoroughly reviewed before it is placed on a Planning Commission agenda for consideration of approval.

Ms. Becker moved to approve. Mr. Alfred seconded.

Mayor Perry asked for Pubic Comment.

Dave Ferguson addressed Council expressing his frustration at the length of time this has taken and requested Council take on the responsibility of updating the LMO.

Richard Bisi addressed Council expressing his frustration at the length of time this has taken and questioned getting 21 people together for meetings.

Dee Anthony addressed Council inquired as to the time frame and number of meetings and asked why it is being considered now.

Council members discussed items such as the proposed number of members for the committee, the purpose of the committee and the timeline.

Following discussion, the motion carried 7-0.

Workshop Item

Discussion of a Potential Temporary Moratorium for the Acceptance and Processing of Applications Related to Short-Term Rentals, Timeshares / Interval Occupancies, and Major Subdivisions - Curtis Coltrane, Town Attorney

Mayor Perry noted this is a discussion item and he appreciates the input all have provided on this sensitive subject.

Town Council identified the assessment of a temporary moratorium as a priority action item within the adopted 2026–2028 Strategic Action Plan. Specifically, Goal #1 is to "Protect Island Character Through Managing Growth." To achieve this goal, Town Council established the following strategy: "Advance a coordinated, long-term approach to managing growth by implementing a comprehensive growth management framework. This strategy will align land use regulations, planning tools, land acquisition efforts, and capital improvement program investments to preserve Hilton Head Island's distinctive identity while supporting sustainable development and protecting the Island's natural and cultural resources." Eleven action items support this strategy. Of relevance to a temporary moratorium, Action Item 1.1 states, "Assess adoption of a moratorium limited in time and limited to the following uses: • Timeshares / Interval Occupancy • Short-term Rentals • Major Subdivisions."

A temporary moratorium on the processing and approval of applications related to short-term rentals, timeshares, and major subdivisions is a tool that does not represent a permanent prohibition, but rather a limited pause. Such a pause allows for review of whether current licensing, zoning, subdivision, design, and other land management regulations are adequate to address development pressures and prepare updated policies without the risk of incompatible projects advancing under outdated standards.

Reasons for considering such a moratorium include:

1. Preventing Preemptive Applications. In the absence of a moratorium, applicants may seek to submit projects before new regulations are enacted, thereby securing vested rights that could undermine the Town's long-term objectives. A moratorium helps ensure that future approvals are consistent with forthcoming policies rather than prior rules.

2. Managing Impacts on Community Character. Short-term rentals and timeshares can alter neighborhood livability, housing availability, and the overall sense of community. Large subdivisions can also affect traffic patterns, stormwater systems, and service capacity. Additionally, subdivision patterns and designs that are not compatible with existing development patterns impact the sense of place and character of the community.

A pause allows the Town to study these impacts comprehensively and adopt regulations that protect the Island's character and quality of life.

3. Aligning Growth with Infrastructure and Services. Tourism-related accommodations and new subdivisions have the potential to outpace the Town's infrastructure and public services. A moratorium gives the Town time to assess road, utility, and emergency service capacity to ensure that growth proceeds in a responsible and sustainable manner.

4. Facilitating Public Engagement and Legal Clarity.

A moratorium allows space for public engagement, providing residents and stakeholders the opportunity to participate meaningfully in shaping the Town's policies. This memorandum provides relevant data and information related to short-term rentals, timeshares, and major subdivisions to assist Town Council in direction setting and decision making. Further, if Town Council determines whether a temporary moratorium is necessary to address any or all of the listed uses and their impacts, this memorandum provides an assessment and suggested process for consideration of a temporary moratorium.

Data and information was provided regarding the impact of short-term rentals, timeshares and major subdivisions.

South Carolina law grants municipalities broad authority under Home Rule and police powers to protect public health, safety, and welfare. A temporary moratorium may be adopted provided it meets the following legal standards:

1. It must be of limited duration (commonly 180 to 365 days);
2. It must be narrowly tailored in scope to serve a specific and legitimate public purpose;
3. It must be supported by findings of fact; and,
4. The municipality must actively study or develop policy during the moratorium period.

Relevant Legal Authorities:

1. SC Constitution Article VIII – Local Government Powers;
2. SC Code § 6-29-760 – Zoning ordinance amendments and procedures;
3. SC Code Title 5, Chapter 7 – Powers of municipal governments; and,
4. South Carolina case law generally supports moratoria when adopted with adequate findings and due process.

The Town Attorney has confirmed that, with proper documentation and findings, such a moratorium is legally defensible, provided vested rights are protected and public purpose is well established. Legal and Policy Considerations 1. Affected applications must be clearly defined. 2. The Town must avoid interfering with any vested rights, issued licenses, or approved developments already underway. 3. Each temporary moratorium must include clear findings of fact and a plan of action to be completed during the temporary suspension period.

Mayor Perry asked for public comment.

Cory Wenzel addressed Coucil expressing concern over the bond ratings going down if a moratorium is enacted.

Angie Hutchins addressed Council warned Council regarding unintended consequences.

Richard Bisi addressed Council in support of a moratorium which he feels would be a six month pause for a thorough, thoughtful review.

Carl Sampson addressed Council in opposition of a moratorium and commented on the benefits of short-term rentals.

Dee Anthony addressed council in support of a moratorium to take a pause on new subdivision due to the impact on infrastructure and traffic.

Cecil Eck addressed Council in support of short-term rentals and stated she understood it that the STR regulations would be evaluated and move forward - not a moratorium.

Daniel Moskowitz addressed Council stating this will determine how tomorrow's families, investors and visitors will see Hilton Head. He expressed concern with a proposed moratorium.

Dru Brown addressed Council and spoke in opposition to the moratorium noting those opposed are residents also and the narrative being presented is not consistent wih the Town's own data.

Ginny Jackson addressed Council stating a moratorium is an overreach and will not be good for Hilton Head Island.

Jocelyn Staigar addressed Council stating they oppose the moratorium and provide the reasons behind the opposition. She stated the Town needs to address issues regarding short-term rentals when they actually occur.

Julie Janning addressed Council stating a moratorium will have far reaching and damaging consequences, and it undermines fundamental rights of property owners.

Larry Gibbons addressed Council stating a moratorium will negatively impact property values for every homeowner of Hilton Head Island an destabilize the real estate market, hurt small businesses and worsen employment challenges.

Lavon Stevens addressed Council in opposition of a moratorium stating property owners outside the gated communities may want to develop their property and should have that right.

Lisa Medford addressed Council and spoke in opposition to a proposed moratorium stating it is causing harm to potential buyers that want to rent their home until they move here. She added that the revenue from taxes for second home will be reduced.

Lola Campbell addressed Council in opposition to the moratorium stating businesses on the Island actually survive off the tourists and some actually live off of revenues from short-term rentals.

Matthew Diamond addressed Council in opposition to a moratorium stating the STR complaint rate is well under 1% and a proposed moratorium is unnecessary.

Morris Campbell addressed Council stating the need to encourage or allow people to use their property in a manner that will benefit not only people but also our community.

Robert Guthrie addressed Council stating his opposition to any type of moratorium affecting short-term rentals and personal property rights.

Sally Zuniga addressed Council speaking against excessively strict short-term rental regulations.

Steve Birdwell addressed Council encouraging Council not to implement a moratorium on short-term rentals. He stated it is not needed and will send a negative message to future visitors as well as negatively impacting many residents, businesses and business owners.

Susan Wheatly addressed Council in opposition of a proposed moratorium stating tourism and real estate are the lifeblood of Hilton Head.

Todd Brooks addressed Council stating a moratorium sends a negative message and short-term rentals are a good thing.

Tom Reed addressed Council and spoke in opposition to a moratorium and should be a last resort. He stated short-term rentals provide an economic benefit to the community.

Felice LaMarco addressed Council stating this may be a time for a pause She stated the need for quality over quantity.

Linda Harrington addressed Council in support of a moratorium stating she is not against short-term rentals but stated the need to save neighborhoods from being destroyed.

Christopher Cliffe addressed Council stating the data being referenced needs to be sorted out.

Beth Petro addressed Council in opposition to proposed moratorium encouraging the Town to use the tools they already have to address issues and continue to enforce with compliance regulations.

Glenn Standford addressed Council in opposition to a moratorium stating South Carolina is a property rights state which means the owner of land has a right to use the land as he or she wishes. He added the Town has the power to regulate within the limits of the law.

Concluding public comment, Council held discussion regarding a proposed moratorium and it was the consensus of Council to address the short-term rental regulations and there was no vote regarding a moratorium.

Public Comment - Non Agenda Items

Dave Ferguson addressed Council regarding leadership on Council and encouraged residents to show up at meetings and give their input.

Quyhn Nguyen addressed the Council regarding her business and the difficulty she is having obtaining a certificate of occupancy after renovations.

Executive Session

At approximately 8:25 p.m. Mr. Orlando stated the need to enter Executive Session for the reasons listed below. **Mr. Brown moved to enter Executive Session for the reasons cited by the Town Manager. Ms. Becker seconded. Motion carried 7-0.**

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. Land Management Ordinance Attorney Contract

Discussion Incident to Proposed Contractual Arrangements (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]) related to:

1. Town of Hilton Head Island Destination Marketing Organization Request for Qualifications

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. William Hilton Parkway Near Gum Tree Road
3. William Hilton Parkway Near Jenkins Road
4. Beach City Road
5. William Hilton Parkway Near Spanish Wells Road

Discussion of Personnel Matters Relating to Town Manager Performance Evaluation [Pursuant to South Carolina Freedom of Information Act 30-4-70 (a)(1)]

Action from Executive Session

Council returned to the dais at 9:11 p.m. Ms. Becker moved to end the executive

session and return to the regular meeting. Mr. Alfred seconded. Motion carried 7-0.

Resolution to Authorize the Mayor and Town Manager to Execute a Contract with the United States Postal Service for the Purchase of 1.82 acres, and the Construction of a Roadway, Parking Lots, Sidewalks and Drainage Infrastructure on the Post Office Property

Mr. Brown moved to approve. Ms. Brison seconded. Motion carried 7-0.

Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, Authorizing the Town Manager to Negotiate a Proposed Contract for the Purchase of Properties Located on Dillon Road in the Town of Hilton Head Island, South Carolina

Mr Brown moved to approve. Ms. Brison seconded. Motion carried 7-0.

Adjournment

At 9:12 p.m. Ms. Becker moved to adjourn. Mr. Afred seconded. Motion carried 7-0.

Kimberly Gammon, Town Clerk

Alan R. Perry, Mayor

The full recording and a transcript of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov