



Town of Hilton Head Island TOWN COUNCIL MEETING Tuesday, January 13, 2026, 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 – Rev. General Hay, First Historic African Baptist Church

Reverend General Hay delivered the invocation.

Adoption of the Agenda

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

Approval of the Minutes

Ms. Brison stated she had questions regarding both sets of minutes and moved to table them until they could be resolved. Ms. Becker seconded. Motion carried 7-0.

Presentations and Recognitions

Report of the Town Manager

Mr. Orlando provided updates regarding the Strategic Action Plan Workshop scheduled for January 27; the LMO Task Force Meeting held January 6; Construction Mobilization for Northpoint on Jarvis Creek; the scheduled groundbreaking to be held at Northpoint on February 12; the Bryant Road Workforce Housing RFQ; Capital projects; and Beach Renourishment. He congratulated Bobn Bromage and his team for the removal of 12 hazardous boats from the local waterways and noted the Department of Natural Resources recognized the effort and extended their congratulations for a job well done.

Beaufort County School District Character Education Student of the Month - Mayor Alan Perry

Mayor Perry presented the Beaufort County School District Character Education Student of the Month award to Angel Alarcon Aguado from Hilton Head Island Early Childhood Center. He

invited him to the podium, presented him with a certificate and a commemorative Hilton Head Island medallion and offered congratulations on behalf of Town Council. Angel was joined by his mother, Veronica Aguado and his father, Jamie Alarcon. Angel's teacher is Danielle Cartin.

Presentation of FY2025 Annual Comprehensive Financial Report for the Town of Hilton Head Island by Mauldin & Jenkins CPAs – Jon Carpenter, Assistant Finance Director

Jon Carpenter, Assistant Finance Director, introduced Kirk Arich of Mauldin and Jenkins to review the report. Mr. Arich conducted a presentation stating the Town has a great management team in place. He said the Town is looking good financially and had a good year. He congratulated the Town on having all clean opinions and no findings or management points. You can access the report through the following link:

[Annual Comprehensive Financial Reports](#)

Members of Council held discussion, made comments and asked questions regarding the report.

Reports from Members of Town Council

General Reports from Town Council

Ms. Brison reported she attended the Beaufort Jasper Water and Sewer Authority partners breakfast, and they were presented with very interesting data regarding current and future development that will impact the region. She stated Senator Tom Davis was the Keynote Speaker, and he is considering introducing legislation to match concurrent infrastructure with development.

Report of the Lowcountry Area Transportation Study - Councilmember Tamara Becker

No report.

Report of the Lowcountry Council of Governments - Councilmember Steve Alfred

No report.

Report of the Beaufort County Airports Board - Councilmember Melinda Tunner

Ms. Tunner stated that Phase 1 of the Hilton Head Island Airport continues and they are at 87% completion. She added that grant applications have been submitted for Phase 2 of the terminal expansion which will include expansion of check-in counters, rental counters and baggage claim. Ms. Tunner reported that airport staff went to Atlanta and met with the FAA to share potential changes to the airport as part of the Master Plan they have been working on. Lastly, she stated Arbor Nature came in as a safety-related concern regarding dust and particles from their concrete operations. The Department of Environmental Services (DHS) was on site and will be following up with a report. She asked that any and all complaints be made to the DHS, Town Manager or Code Enforcement for tracking purposes.

Report of the Southern Lowcountry Regional Board - Councilmember Patsy Brison

No report.

Report of the Island Recreation Association Board - Mayor Pro Tempore Alex Brown

Mr. Brown congratulated and welcomed Leah Arnold as the Executive Director of the Island Recreation Association. He delivered a report of ongoing and upcoming programs and events.

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

No report.

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

Mr. Brown reviewed the upcoming agenda for the corporation.

Report of the Community Development and Public Services Committee - Councilmember Tamara Becker

No report.

Report of the Finance and Administrative Committee - Mayor Pro Tempore Alex Brown

Mr. Brown reported the Committee met January 12 and reviewed the sponsorship request for the RBC Heritage. He stated the Committee voted in favor of moving the resolution forward to Town Council for consideration of approval.

New Business

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 16-3-105.H, 16-4-102.A.6, 16-4-105, and 16-4-102.B.1 to allow residential Workforce Housing within the Medical (MED) Zoning District - First Reading - Zac Gordon, Planning Director

Zac Gordon conducted a presentation with the following information.

A partnership between Abode Development, Novant Health, and the Coastal Community Development Corporation (CCDC) is proposing to construct workforce housing on previously developed land adjacent to Hilton Head Medical Center. The housing would serve healthcare staff, first responders, and other essential workers on Hilton Head Island.

The site consists of three parcels totaling 12.66 acres along Bethea Drive, owned by Hilton Head Medical Center LLC. The property includes approximately 24,000 square feet of vacant office space, which previously housed outpatient rehabilitation services.

The subject properties are zoned MED District. The 12.66-acre site is also located within a Town of Hilton Head Island Town Council

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Planned Development Overlay District (PD-2) as part of the Palmetto Headlands and Hilton Head Hospital Master Plan. While the MED District allows workforce housing through the conversion of existing commercial buildings, it does not allow such housing in the absence of a commercial conversion. In addition, the PD-2 Master Plan does not currently permit residential use on these parcels. Therefore, to allow the construction of new workforce housing, the text of the MED District and the PD-2 Master Plan must also be amended.

On July 16, 2025, Abode Development requested that the Planning Commission consider amending the text of the MED District to allow for the redevelopment of the site with workforce housing at a proposed density of 10 units per acre. Pursuant to LMO Section 16-2-103.B.2.a., the Planning Commission voted unanimously to initiate the text amendment process.

Abode Development is also proposing a corresponding PD-2 Master Plan Amendment. As noted above, the three subject parcels are located within the area of the Palmetto Headlands and Hilton Head Hospital Master Plan, and do not currently permit residential uses. As a result, Abode Development has also submitted a concurrent Zoning Map Amendment to permit workforce housing on two of the parcels, which are developed and approved for medical-related uses. The third parcel is designated as a wetland and will remain a wetland.

This amendment and the associated rezoning were first presented to the Planning Commission on August 20, 2025. The applicant requested to postpone the, public hearing and rezoning to allow for additional updates to the application materials. On November 19, 2025, after reviewing the updated application, the Planning Commission voted unanimously to recommend approval of the text amendment to the Town Council.

The Community Development and Public Services Committee held a public hearing on December 15, 2025, and voted unanimously to recommend that Town Council approve the text amendment.

The proposed text amendment would allow the construction of new workforce housing in the MED District that is not limited to the conversion of existing commercial buildings, establish a maximum density of 10 units per acre, restrict such development to specific properties identified in a PD-2 Master Plan adopted by Town Council, and require that at least 30% of the units comply with the Town's Workforce Housing Program, including income eligibility, employment on Hilton Head Island, the prohibition of short-term rentals and long-term affordability.

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

Mayor Perry asked for public comment. There was none.

Concluding Council discussion, questions and comments, the motion carried 7-0.

Consideration of an Ordinance of the Town of Hilton Head Town Council Island to Amend the Official Zoning Map with Respect to the Real Property located at Bethea Drive to Amend the Palmetto Headlands/Hilton Head Hospital Master Plan within the Planned Development

Overlay District (PD-2) to Change the Allowed use of Parcels R510 008 000 337A 0000, R510 008 000 0337 0000 and R510 008 000 0452 0000 from Commercial Use to Commercial or Residential Use; and to Provide for Severability and an Effective Date - First Reading - Zac Gordon, Planning Director

Zac Gordon conducted a presentation with the following information.

A partnership between Abode Development, Novant Health, and the Coastal Community Development Corporation (CCDC) is proposing to construct workforce housing on previously developed land adjacent to Hilton Head Medical Center. The housing would serve healthcare staff, first responders, and other essential workers on Hilton Head Island.

The site consists of three parcels totaling 12.66 acres along Bethea Drive, owned by Hilton Head Medical Center LLC. The property includes approximately 24,000 square feet of vacant office space, which previously housed outpatient rehabilitation services.

The properties are zoned MED District. The 12.66-acre site is also located within a Planned Development Overlay District (PD-2) as part of the Palmetto Headlands and Hilton Head Hospital Master Plan. While the MED District allows workforce housing through the conversion of existing commercial buildings, the PD-2 Master Plan does not currently permit residential use on these parcels. Therefore, to allow the construction of new workforce housing, the text of the MED District and the PD-2 Master Plan must be amended.

Abode Development is proposing a PD-2 Master Plan Amendment. The subject parcels are located within the Palmetto Headlands and Hilton Head Hospital Master Plan and do not currently permit residential uses.

Abode Development is also proposing a corresponding Text Amendment, and on July 16, 2025, Abode Development requested that the Planning Commission consider amending the text of the MED District to allow for the redevelopment of the site with workforce housing at a proposed density of 10 units per acre. Pursuant to LMO Section 16-2-103.B.2.a., the Planning Commission voted unanimously to initiate the text amendment process.

This Zoning Map Amendment and the associated Text Amendment were first presented to the Planning Commission on August 20, 2025. The applicant requested to postpone the rezoning to allow for additional updates to the application materials, and on November 19, 2025, after reviewing the updated application, the Planning Commission voted 7-2 to recommend approval of the Zoning Map Amendment to Town Council.

Subsequently, this Zoning Map Amendment and the associated Text Amendment were reviewed by the Community Development and Public Services Committee on December 15, 2025, and the committee voted unanimously to recommend approval of the Zoning Map Amendment to Town Council.

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

Mayor Perry asked for public comment. There was none.

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Concluding Council discussion, questions and comments, the motion carried 7-0.

Public Comment - Non Agenda Items

Richard Bisi addressed Council regarding the LMO Task Force and the timeline of such, transparency, and workforce housing needs.

Gabriel Hicks and **Gideon Hicks**, along with their father, **Maxcy Hicks**, addressed Council regarding needed improvements at Bristol Sports Skate Park. They presented a petition with signatures supporting the improvements.

Executive Session

At 4:20 p.m. Mr. Orlando stated the need to enter Executive Session for the reasons listed below.

Ms. Becker moved to enter Executive Session for the reasons cited by the Town Manager. Mr. Alfred seconded. Motion carried 7-0.

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

1. Patterson Family Park
2. Coligny Plaza

Discussion of Appointment to Boards, Commissions, and Committees [Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 (a)(1)] related to:

1. Gullah Geechee Land & Cultural Preservation Task Force
2. Transportation Sales Tax Referendum for 2026 - Transportation Advisory Committee

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. Legal Items Update

Discussion of Employment and/or Appointment (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70[a][1], [2]) related to:

1. Town Council Appointed Attorney

Action from Executive Session

Council returned to the dais at 6:27 p.m. Ms. Brison moved to end the Executive Session and return to the regular meeting. Ms. Becker seconded. Motion carried 7-0.

Mayor Perry asked if there was any business as a result of Executive Session. The item addressed is listed below.

Appointment of Chuck Lobaugh and Margaret Hewitt as Planning Commission Representatives to the Gullah Geehee Land and Cultural Preservation Task Force. Terms will align with their existing terms on the Planning Commission.

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

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Adjournment

At 6:28 p.m. Ms. Brison moved to adjourn. Mr. Alfred seconded. Motion carried 7-0.



Alan R. Perry, Mayor



Kimberly Gammon, Town Clerk

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