



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, February 10, 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. C. R. Kessler, North Island Baptist Church

Reverend C. R. Kessler of North Island Baptist Church delivered the invocation.

Adoption of the Agenda

Mr. Alfred moved to approve. Mr. Brown seconded. Ms. Brison requested to amend the agenda and remove Items 8.a and 8.b from the Consent Agenda to allow for public comment. With no objections, the amended agenda was approved 7-0.

Approval of the Minutes

Regular Meeting Minutes of December 9, 2025

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

Special Meeting Minutes of December 18, 2025

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

Regular Meeting Minutes of January 13, 2026

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

Presentations and Recognitions

Report of the Town Manager

Mr. Orlando provided an update and reviewed next steps regarding the Land Management Ordinance (LMO) Task Force noting they expect to have a thorough assessment of the

remaining LMO amendments that will complete the updated code. He thanked Town Council for a great Strategic Planning Workshop and stated there is a Strategic Plan Dashboard on the new Town website. Mr. Orlando also provided updates on Northpoint, Mitchelville Freedom Park, Gullah Celebration events, Capital Projects, Beach Renourishment and Islanders Beach Park. He concluded by expressing appreciation to staff regarding hosting the South Carolina Beach Advocates Annual Meeting, providing assistance with the Warming Shelter at Christ Lutheran Church, and the recent Art Installation at Town Hall.

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

Mayor Perry stated the Beaufort County School District Character Education Student of the Month is Greysi Martinez from Creative Arts Elementary School and the character trait was compassion. Mayor Perry said Greysi and her parents could not be present today, but they came to Town Hall yesterday and she received her certificate and medallion. He expressed congratulations to Greysi.

South Carolina Arts Advocacy Week Proclamation - Mayor Alan Perry

Cynthia Cullen, Board President, Island School Council for the Arts, and Natalie Harvey, Director of Cultural Affairs for the Town of Hilton Head Island were present to accept the proclamation on behalf of the Arts Council of Hilton Head Island. Ms. Cullen made brief comments on behalf of the Arts Council stating appreciation for the proclamation and acknowledging the crucial impact that the arts and cultural sector have on our local economy. She encouraged all to continue to champion local arts and cultural institutions while also nurturing the talents of our youth.

Reports from Members of Town Council

General Reports from Town Council

Ms. Brison reported on upcoming Gullah Heritage events for the month of February.

Ms. Becker reminded all of her Town Hall meeting to be held 5:00 p.m. on February 11 at the Hilton Head Island Library.

Mayor Perry invited Curtis Coltrane forward to address Council and the public. Mr. Coltrane stated he would be retiring as Town Attorney at the end of the year. Mayor Perry stated the Town has published an RFP to fill the position and the deadline is February 17.

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

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Ms. Tunner stated that construction continues and the projected opening of the new terminal is set for May. She provided an update on the runway and parking. She stated that the FAA has provided feedback regarding the airport layout designs and a few adjustments will be made prior to the next stakeholder meeting.

Report of the Southern Lowcountry Regional Board - Councilmember Patsy Brison

Ms. Brison provided an update on the meeting held on January 27.

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

Mr. Brown provided an update on upcoming events, registration deadlines and future clinics.

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

No report.

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

Ms. Becker reported the Committee met on February 9 and voted to move forward to Town Council for consideration of approval a resolution approving rental locations proposed by Shore Beach Services for the 2026 Beach Season.

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

Mr. Brown stated that the Committee met on February 9 and voted in favor of moving forward to Town Council for consideration of approval of the funding request from Lowcountry Regional Transit Authority and the Fee Schedule Amendment regarding the Short-Term Rental Fee.

Unfinished 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 - Second Reading - Zac Gordon, Planning Director

Zac Gordon provided the following background and summary.

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 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 to the Palmetto Headlands and Hilton Head Hospital Master Plan. As noted above, the three subject parcels are located within the area of the Palmetto Headlands and Hilton Head Hospital Master Plan, which does not currently permit residential uses. Because of this prohibition, 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. A decision on the proposed text amendment was postponed 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.

On December 15, 2025, the Community Development and Public Services Committee voted 3-0 to recommend approval to Town Council.

On January 13, 2026, Town Council unanimously approved First Reading of the proposed 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. Brown moved to approve. Mr. Alfred seconded.

Mayor Perry asked for public comment. There was none.

Following inquiries from Council regarding the process and timing, 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 - Second Reading - Zac Gordon, Planning Director

Zac Gordon provided the following background and summary regarding the item.

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 (3) 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 are identified as G-1, G-2, and E which do not currently permit residential uses. G-1 and G-2 are approved for medical-related uses, while E is designated as a wetland and will remain a wetland.

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 postponing 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.

Zoning Map Amendment Review Standards LMO Section 16-2-103.C.3, Zoning Map Amendment Review, outlines the criteria for review:

- i. Is in accordance with the Comprehensive Plan;
- ii. Would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity;
- iii. Is appropriate for the land;
- iv. Addresses a demonstrated community need;
- v. Is consistent with the overall zoning program as expressed in future plans for the Town;
- vi. Would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts;
- vii. Would allow the subject property to be put to a reasonably viable economic use;
- viii. Would result in development that can be served by available, adequate, and suitable public facilities (e.g., streets, potable water, sewerage, stormwater management); and
- ix. Is appropriate due to any changed or changing conditions in the affected area.

Mr. Brown 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 of the Town of Hilton Head Island Town Council Approving a Sponsorship Agreement with the Heritage Classic Foundation to Support the 2026 RBC Heritage Golf Tournament - Ben Brown, Strategic Initiatives Director

Ben Brown provided the following background and summary regarding the item.

The Town has historically served as a sponsor of the RBC Heritage Golf Tournament.

The proposed 2026 Sponsorship Agreement requests that the Town maintain its financial sponsorship at \$400,000, consistent with the Town's contribution in 2025. In exchange, the

Town will continue to receive recognition as a sponsor across a variety of the tournament's promotional materials.

The 2025 RBC Heritage Golf Tournament attracted an estimated 120,000 attendees to Hilton Head Island during tournament week. The event is estimated to generate approximately \$135 million in annual economic impact for the State of South Carolina.

The Finance & Administrative Committee recommended approval of the enclosed Resolution and the 2026 RBC Heritage Sponsorship Agreement on January 12, 2026, by a vote of 3–0.

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

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Consideration to Amend an Ordinance of the Town of Hilton Head Island Municipal Code Title 2, Chapter 11, Section 2-11-40 to Modify the Practice Location Requirement for the Town Attorney - First Reading - Angie Stone, Assistant Town Manager

Angie Stone provided the following background and summary regarding the item.

Town of Hilton Head Island Municipal Code Title 2, Chapter 11, Section 2-11-40 currently requires that the Town Attorney have a practice established in the town. That requirement significantly limits the number of attorneys eligible to serve in this capacity.

The proposed revision broadens the field to include attorneys with a practice established within Beaufort County. The change continues to focus on attorneys familiar with the complexities and nuances of our area while removing the overly restrictive requirement that their practice be located on the Island.

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

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Public Comment - Non Agenda Items

Maxcy Hicks addressed Council regarding the need for an updated skate park stating it would be an invest in youth health and community pride.

Gabriel Hicks addressed Council stating his support for an updated skate park.

Gage Malphrus addressed Council stating his support for an updated skate park.

Abbey Caporuscio addressed Council regarding the need to keep a skate park on the Island

and a safe space to skate.

Linda Harrington addressed Council regarding the new agreement with the Chamber of Commerce stating it's a valued step forward in the name of transparency.

Executive Session

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. Circle Center Outparcel Covenants, Parking & Access Easement, and Sign Easements
2. Hilton Head Island Public Tennis

At 3:55 p.m. Mr. Orlando stated the need to enter Executive Session for the reasons listed above.

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

Action from Executive Session

Council returned to the dais at 4:59 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 items addressed are listed below.

Consideration of a Resolution of the Town of Hilton Head Island, South Carolina, Authorizing the Execution and Delivery of an Agreement for the Termination of a Parking and Access Easement, the Amendment of a Declaration of Covenants and the Amendment to a Non-Disclosure Non-Competition Agreement and Authorizing the Completion of the Transaction Described in the Agreement

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

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Consideration of an Ordinance of the Town of Hilton Head Island, South Carolina, Authorizing the Termination of a Parking and Access Easement in Favor of the Town and Providing for Severability and an Effective Date.

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

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Adjournment

Ms. Brison moved to adjourn. Ms. Becker 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