



**The Town of Hilton Head Island
Regular Town Council Meeting
March 17, 2015**

4:00 P.M. – BENJAMIN M. RACUSIN COUNCIL CHAMBERS

AGENDA

**As a Courtesy to Others Please Turn Off/Silence All Mobile Devices During
the Town Council Meeting**

- 1) Call to Order**
- 2) Pledge to the Flag**
- 3) Invocation**
- 4) FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5) Proclamations and Commendations**
- 6) Approval of Minutes**
 - a. Town Council Workshop, February 24, 2015
 - b. Town Council Meeting, March 3, 2015
- 7) Report of the Town Manager**
 - a. Presentation of the Government Finance Officers Association's Distinguished Budget Presentation Award for fiscal year beginning July 1, 2014.
 - b. Economic Development Corporation Update, Tom Upshaw, Chairman
Don Kirkman, Executive Director
 - c. Town Manager's Items of Interest
 - (1) Town News
 - (2) Noteworthy Events
- 8) Reports from Members of Council**
 - a. General Reports from Council
 - b. Report of the Intergovernmental Relations Committee – Bill Harkins, Chairman
 - c. Report of the Community Services Committee – Kim Likins, Chairman
 - d. Report of the Public Planning Committee – Tom Lennox. Chairman

- e. Report of the Public Facilities Committee – Lee Edwards, Chairman
- f. Report of the Public Safety Committee – Marc Grant, Chairman
- g. Report of the Finance and Administrative Committee, John McCann, Chairman

9) Appearance by Citizens

10) Unfinished Business

None

11) New Business

a. Consideration of a Resolution – Heritage Tourism Task Force

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, creating the Hilton Head Island Heritage Tourism Task Force.

b. Presentation by Alan M. Hancock, Campaigns Director, Conservation Voters of South Carolina, regarding seismic testing and offshore drilling, public and Town Council comment

c. Discussion of Cordillo Courts

12) Executive Session

- a. Land Acquisition
- b. Legal Matters

13) Adjournment

THE TOWN OF HILTON HEAD ISLAND

LAND ACQUISITION WORKSHOP

Date: Tuesday, February 24, 2015

Time: 4:00 P.M.

Present from Town Council: David Bennett, *Mayor*; Bill Harkins, *Mayor Pro Tem*, Lee Edwards, Marc Grant, Tom Lennox, Kim Likins, John McCann, *Council Members*

Present from Town Staff: Steve Riley, *Town Manager*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Charles Cousins, *Director of Community Development*; Brian Hulbert, *Staff Attorney*; Susan Simmons, *Director of Finance*; Brad Tadlock, *Fire Chief*; Shawn Colin, *Deputy Director of Community Development*; Vicki Pfannenschmidt, *Executive Assistant/Town Clerk*

Present from Media: None

1) CALL TO ORDER

Mayor Bennett called the workshop to order at 4:00 p.m. Mayor Bennett thanked everyone for attending the meeting. He stated that what the Town has in land is similar to an investment portfolio. He added that the discussion would be about dynamic portfolio management stating that assets are acquired for a number of reasons and objectives, some being aggressive and some being conservative. Mayor Bennett stated that in his view, actively managing your portfolio is a must. He said that over time, goals and strategies change. He added that this meeting was a first step in developing a productive process for dynamically managing the Town's land with the ultimate goal of achieving our objectives as a community.

Mayor Bennett stated that Council adopted as a top priority the development of a vision for the community, coupled with some good quality master planning for the areas of the community outside of the gated communities. He said that going through the process will better enable Council to define what it is the Town aspires to be as a community and how to best position the Town's lands to achieve the goal. The Mayor emphasized this workshop was not being held to determine a finished product. He said it was about establishing a productive process and to understand and identify where the Town is today in land holdings. He encouraged all to share their thoughts with Council during public comment.

2) **FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3) Open Session

a. Land Acquisition Program Background

Mr. Riley reviewed the background and creation of the program in detail.

b. Available Funding Review

Mr. Riley reviewed the update included in the packet.

c. Review of Land Acquisition Manual

Mr. Riley stated that in the 1990's as many as 50 properties were being considered for purchase by the Town at any given time. He said the Land Acquisition Manual was created to be an informative tool for residents to see how the program worked and to document guidelines for the program. He explained the criteria to assist Town Council in identifying and prioritizing properties for the Land Acquisition Program was adopted by resolution.

d. Discussion of Existing Town Land Inventory and Options for the Future

Mr. Riley referred to the Town-owned property map explaining the categories of beach parks, development rights, fire stations, open space, leased/easement, parks, to be determined and government facilities. He explained that while the map has 97 properties listed, it does not include each individual parcel purchased by the Town, but are groupings of properties. He said there were over 160 parcels purchased by contract. He explained the Town has consolidated properties for various projects, sold property or conducted land swaps which resulted in the current groupings.

Mr. Riley referred to a map created with three categories which are properties with an existing park, facility or leased, and properties categorized as other which are available for a conversation and properties with restrictions.

Mr. Riley reviewed maps determining the commercial use of Town-owned property, existing commercial land use and a map determining the funding source for the properties categorized as "other."

Mr. Riley stated that included in the packet is a summary of Town-owned land with explanations as to why it was purchased, what it is currently used for and if there are any known plans for the property at this time.

Council members asked questions concerning specific properties, the real estate transfer fee, referendum funds and restrictions and had discussions concerning options.

Mr. McCann expressed concern in using town-owned property or purchasing property with economic development in mind. He said he felt that was not what the voters had in mind when approving the referendum. Mayor Bennett stated that he is not interested in betraying the public perception of the program. He added that when not speaking of referendum funded properties, Council needs to look at the big picture of what they have and what they are trying to achieve. Mayor Bennett noted the aging commercial real estate stock and his belief it is an affront for the Town. He said it detracts from the tourist's perspective when they travel 278. He explained he would not mind having a discussion with the public concerning addressing the problem using the theory used for previous referendums. Mr. Harkins pointed out the original resolution speaks to managing the dynamic tension between preservation and advancing the Town's comprehensive plan. Mrs. Likins stated there are a lot of underperforming commercial properties they need to think of in terms of redevelopment and how the problem can be

addressed. She said that may mean purchasing properties, demolishing them and marketing them for a more desirable use.

Mayor Bennett stated he agreed with Mrs. Likins. He said the former referendums were pursued with a purpose. He said the commercial real estate on the Island was based on the premise that Hilton Head Island was the economic epicenter for southern Beaufort County and that is no longer the case. Mr. McCann stated there has to be caution not to mix the two issues together. He said the earlier referendums were for land conservation purposes. He said there should be a separate program to address commercial property.

Mr. Edwards said at times they need to realize that times have changed and if a property was purchased for a specific purpose in the past and that purpose is no longer needed, Council may want to look at the property for other uses. He emphasized he is not suggesting doing that with all acquired properties, but they owe it to themselves and the constituents to review options. Mr. Grant agreed. He said the Town owns a vast amount of land and they should review the intent. He noted there is a need for housing and if they want to move that forward they will have to have a plan. Mr. Grant explained he feels things have changed since the 1990's and they need to evaluate what land there is and what the intent is for the use of the land.

Mr. McCann stated the Town has to be careful not to purchase commercial land to benefit other commercial property owners. He explained if they purchase all the unfavorable properties, it gives an advantage to the properties that are left. Mayor Bennett said he still feels they should take steps forward in that area because the market is not going to absorb the number of aging properties. He suggested being proactive in taking steps to take the property off the market and reposition it for another use that better serves the community. Mr. Harkins suggested working with the Economic Development Corporation concerning incentives for improvement or vacating.

Mr. Lennox stated that the issue is about how to manage change. He said the environment 20-25 years ago differed significantly from today. He added that most powerful source in the market today is demand and it has shifted away. He said before he would acquire underperforming or aging properties on the Island, Council has the obligation to create or cause to be created a political, social or economic environment that creates private investment. He said in doing that the current owners should redevelop the properties and pull the demand that has left the Island.

Mayor Bennett said he is not suggesting that the Town be in commercial real estate development. He explained after having gone through the visioning process, master planning and identifying how they want the land to work for the Community, decisions could be made.

e. Public Comment

Mayor Bennett opened Public Comment at 5:03 p.m.

Stella Anderson asked questions concerning the property in Yacht Cove designated for a park. Jack Daly spoke concerning parcels 14 on South Forest Beach and 73 in North Forest Beach. Ronnie Kincaid spoke concerning the purpose of the Land Acquisition

Program. Keven Quat spoke concerning the new LMO requirements for density. Don Kirkman spoke on behalf of the Economic Development Corporation. Gunter Schramm spoke concerning his concern with addressing the aging commercial property and combining it with the Land Acquisition Program. Tom Peeples spoke concerning the intent of the voter in favor of the referendum and the purpose of the referendum. Maggie Schramm spoke concerning preserving the lands for wild life habitats. Dave Desjardins spoke concerning commercial properties and development projects. Stella Anderson spoke concerning Shelter Cove Community Park.

4) Adjournment

The meeting was adjourned at 5:29 p.m.

Vicki L. Pfannenschmidt,
Executive Assistant/Town Clerk

Approved:

David Bennett, Mayor

THE TOWN OF HILTON HEAD ISLAND
REGULAR TOWN COUNCIL MEETING

Date: Tuesday, March 3, 2015

Time: 4:00 P.M.

Present from Town Council: Bill Harkins, *Mayor Pro Tem*, Lee Edwards, Marc Grant, Tom Lennox, Kim Likins, John McCann, *Council Members*

Absent from Town Council: David Bennett, *Mayor*

Present from Town Staff: Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Brad Tadlock, *Fire Chief*; Nancy Gasen, *Director of Human Resources*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Brian Hulbert, *Staff Attorney*; Julian Walls, *Facilities Manager*; Jill Foster, *Deputy Director of Community Development*; Bob Klein, *Building Official*; Vicki Pfannenschmidt, *Executive Assistant/Town Clerk*

Present from Media: Zach Murdock, *Island Packet*

1) CALL TO ORDER

Mayor Pro Tem Harkins called the meeting to order at 4:00 p.m.

2) PLEDGE TO THE FLAG

3) INVOCATION

4) FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

5) Proclamations and Commendations

Disabilities Awareness Month

Nancy Pinkerton, member of the Beaufort County Board of Disabilities and Special Needs was present to accept the proclamation.

6) Approval of Minutes

a. Town Council Meeting, February 17, 2015

Mr. Edwards moved to approve. Mr. McCann seconded. The minutes of the February 17, 2015 regular Town Council meeting were approved by a vote of 6-0.

7) Report of the Town Manager

a. Power Line Burial Update – Bob Klein, Building Official

Bob Klein introduced Mr. Wil Saleeby, Vice President of Engineering & Operations for Palmetto Electric. Mr. Saleeby presented a power point concerning the procedures and status of the power line burial program.

b. Town Manager's Items of Interest

Mr. Riley reported on some items of interest. He added that he was notified earlier in the afternoon that the Town of Hilton Head Island is the winner of the MASC 2015 Economic Development Award for the Shelter Cove Towne Centre development.

8) Reports from Members of Council

a. General Reports from Council

Mr. Grant stated he met with representatives of the Mitchelville Preservation Project and they were inquiring as to when the proposed workshop concerning Mitchelville would be held.

b. Report of the Intergovernmental Relations Committee – Bill Harkins, Chairman

Mr. Harkins stated he has met with Town staff to develop an agenda for the upcoming meeting and submitted it to the Mayor.

c. Report of the Community Services Committee – Kim Likins, Chairman

Mrs. Likins informed Council the Committee meetings will be held twice a month on the 2nd and 4th Monday of each month at 10:00 a.m. in Council Chambers. She added there would be no meeting on March 9. Mrs. Likins reported the Committee had met and interviewed candidates for the Planning Commission vacancy and the recommendation would be forthcoming.

d. Report of the Public Planning Committee – Tom Lennox, Chairman

Mr. Lennox reported the first meeting of the Committee will be held on Thursday, March 5 at 3:00 p.m. Council Chambers and future meetings will be held the 1st Thursday of each month at 3:00 p.m.

e. Report of the Public Facilities Committee – Lee Edwards, Chairman

No report.

f. Report of the Public Safety Committee – Marc Grant, Chairman

No report.

g. Report of the Finance and Administrative Committee, John McCann, Chairman

Mr. McCann stated the Committee has held two meetings and their first report will be on March 17.

9) Appearance by Citizens

Skip Hoagland addressed Council concerning the Hilton Head Island-Bluffton Chamber of Commerce.

10) Unfinished Business

a. Second Reading of Proposed Ordinance 2015-07

Second Reading of Proposed Ordinance 2015-07 of the Town of Hilton Head Island, South Carolina, authorizing the execution of a reciprocal access easement agreement and a temporary construction easement agreement with William S. Toomer, pursuant to the authority of S.C. Code Ann. Sec. 5-7-40 (supp. 2011), and Sec. 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

Mrs. Likins moved to approve. Mr. McCann seconded. The motion was approved by a vote of 6-0.

11) New Business

a. Consideration of a Resolution – Memorandum of Understanding – USCB

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, authorizing the execution of a Memorandum of Understanding by and between the Town of Hilton Head Island, South Carolina, and the University of South Carolina Board of Trustees on behalf of the University of South Carolina Beaufort.

Mrs. Likins moved to approve. Mr. McCann seconded.

Mr. Charles Cousins referenced past actions concerning the project, property acquisition and reviewed the details of the Memorandum of Understanding along with the TIF funding breakdown.

Mr. Cousins referred to the earlier traffic study completed for the project and stated the MOU specifies that in addition to the \$22 million the Town will design and construct off-site road improvements that are needed. He said the improvements are primarily at the intersection off Office Park Road/Pope Avenue and New Orleans Road. He explained the alignment of New Orleans and Office Park Roads would be straightened out and turn lanes would be added to make the intersection operate in a more efficient manner.

Mr. Cousins said later in 2015 the Town will begin clearing the site by removing the buildings so when the property is turned over to USCB for the project it will be a clean site.

Mr. Edwards asked for the target date for opening. Mr. Cousins responded that at this time USCB's target date for opening is the fall of 2018.

Mr. Cousins noted that the University of South Carolina Board of Trustees approved the MOU with some minor changes that Mr. Riley would review.

Mr. Don Sheehan, Mr. Tom Hennessey and Mr. Larry Meyers addressed Council with questions and concerns about the project.

Mr. Riley reviewed the proposed changes to the agreement. They are defined below:

III. EFFORTS TO DATE – change to read:

A. USCB, through the Beaufort-Jasper Higher Education Commission, has raised One Million Five Hundred Thousand Dollars (\$1,500,000), and has available through the University of South Carolina Development Foundation an additional One Million Dollars (\$1,000,000). These funds are in suitable interest-bearing accounts and shall be used to implement Phase 1 of the Master Plan in accordance with Article B(A) below.

IV. OBLIGATIONS OF THE TOWN

Paragraph E. Add the following statement:

It is also acknowledged and agreed between the parties that, pursuant to the immediate application of USCB's funds as described in Article V(A) below, in the event the actual total Phase I project costs are less than the \$24.5 Million budget as contemplated in this Agreement, the Town shall be entitled to receive one hundred percent (100%) of the difference between the \$24.5 Million budget and the actual total Phase I project costs.

V. OBLIGATIONS OF USCB – change to read:

A. USCB shall apply the Two Million Five Hundred Thousand Dollars (\$2,500,000) of funds provided by the Beaufort-Jasper High Education Commission and the University of South Carolina Development Foundation (as described in Article III(C); to the implementation of Phase I of the Master Plan. It is agreed between the parties that the funds referred to in this Article V(A) shall be the first funds applied to the implementation of Phase I of the Master Plan (excluding land acquisition costs and initial concept design costs) after the execution of this Agreement.

The maker and seconder of the motion were in agreement that the changes be incorporated in the MOU. The amended motion was approved by a vote of 6-0.

12) Executive Session

Mayor Pro Tem Harkins asked Mr. Riley if there was a need for Executive Session. Mr. Riley stated he needed an Executive Session for personnel matters pertaining to appointments to Boards and Commissions. Mrs. Likins moved to go into Executive Session for the matters mentioned by the Town Manager. Mr. McCann seconded. The motion was approved by a vote of 6-0.

Mayor Pro Tem Harkins called the meeting back to order at 5:12 p.m. and asked if there was any business as a result of Executive Session.

Mrs. Likins moved to appoint Lavon Stevens as an At-Large member on the Planning Commission for a term vacated by David Bennett that ends June 30, 2017. Mr. McCann seconded. The motion was approved by a vote of 6-0.

13) Adjournment

Mr. Edwards moved to adjourn. Mrs. Likins seconded. The meeting was adjourned at 5:13 p.m.

Vicki L. Pfannenschmidt,
Executive Assistant/Town Clerk

Approved:

William D. Harkins, Mayor Pro Tempore

DRAFT



Items of Interest March 17, 2015

1. Noteworthy Events

- a) Some of the upcoming meetings at Town Hall:
- Circle to Circle Committee – March 18, 2015, 8:30 a.m.
 - Planning Commission – March 18, 2015, 3:00 p.m.
 - Public Facilities Committee – March 23, 2015 – 10:00 a.m.
 - Design Review Board, March 24, 2015, 1:15 p.m.
 - Construction Board of Adjustments and Appeals - March 24, 2015, 5:30 p.m.
 - Accommodations Tax Advisory Committee - March 25, 2015, 9:00 a.m.
 - Planning Commission – April 1, 2015, 9:00 a.m.
 - Public Planning Committee – April 2, 2015, 3:00 p.m.
 - Finance and Administrative Committee – April 7, 2015, 1:30 p.m.
 - Town Council – April 7, 2015, 4:00 p.m.

(Meetings subject to change and/or cancellation. Please visit the Town of Hilton Head Island website at www.hiltonheadislandsc.gov for Committee meeting dates and agendas.

2015 Hilton Head Island Events

March 20, 2015 5:00 p.m. – 8:00 p.m. March 21, 2015 11:00 a.m. – 6:00 p.m.	Wingfest Island Recreation Association	Shelter Cove Community Park
March 28, 2015 10:00 a.m. – 4:00 p.m.	History Day 2015 Heritage Library	Honey Horn
April 4, 2015 10:30 a.m. – 1:30 p.m.	Easter Eggstravaganza Island Recreation Association	Shelter Cove Community Park

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, CREATING THE HILTON HEAD ISLAND HERITAGE TOURISM TASK FORCE.

WHEREAS, Town Council has as one of its Guiding Principles “Providing meaningful experiences that cherish our history, the arts, cultural diversity and enrich the lives of our residents and guests”; and

WHEREAS, Hilton Head Island and Beaufort County enjoy a variety of heritage and cultural tourism opportunities including, but not limited to, Gullah culture; Native American Indian sites; Revolutionary and Civil War sites; Mitchelville; Native Island history and more; and

WHEREAS, Town Council recognizes the importance of heritage and cultural tourism to our Island and Beaufort County and that visitors contribute \$1.5 billion into the Hilton Head Island area economy annually; and

WHEREAS, creating heritage tourism opportunities may trigger enhanced visitorship to our tourist shoulder seasons; and

WHEREAS, Town Council believes that enhanced heritage tourism opportunities for visitors will help diversify our economy and draw newcomers to our region; and

WHEREAS, Town Council desires to create a task force composed of members with diverse professions, backgrounds, experiences in tourism, and cultural heritage; and

WHEREAS, the initial task force objectives include: (1) Establish a Heritage Tourism Vision; (2) Explore an affiliation with the Smithsonian; (3) Explore being a national park or site; (4) Quantify the potential economic impact; (5) Identify required facilities; and (6) Identify next steps and that Town Council desires an initial report by July 1, 2015.

NOW, THEREFORE, BE IT, AND IT HEREBY IS, RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THAT there shall be created the Hilton Head Island Heritage Tourism Task Force whose membership shall be selected by Town Council.

MOVED, APPROVED, AND ADOPTED THIS ____DAY OF _____, OF MARCH, 2015.

David Bennett, Mayor

ATTEST:

By: _____
Victoria L. Pfannenschmidt, Town Clerk

APPROVED AS TO FORM:

Gregory M. Alford, Town Attorney

Introduced by Council Member:_____



TOWN OF HILTON HEAD ISLAND

TO: Town Council
FROM: Stephen G. Riley, ICMA~CM, *Town Manager*
CC: Charles Cousins, AICP, *Community Development Director*
DATE: March 16, 2015
SUBJECT: Cordillo Courts Tennis Courts

Recommendation: Staff recommends that Town Council proceed with the sale of the Cordillo Courts Tennis Courts to the adjoining Property Owner's Associations.

Summary: The Cordillo Tennis Courts were originally purchased in 2002 with the intent of utilizing the facility as tennis courts open to the general public. Due to lack of use by the public, the cost of needed repairs to the facility and the expressed desire of the affected property owners associations to purchase this facility, the Town Parks and Recreation Commission and Town staff recommended the sale of this facility to these groups in early 2014. Since that time, concerns have been expressed over the terms of the sale and the value of the property. And a local non-profit has proposed the courts stay in Town ownership.

Background: The Town owned Cordillo Tennis Courts are located on Cordillo Parkway. This parcel, with four tennis courts, was originally part of the open space of the Sea Cabins condominium complex. (The Sea Cabins have since become Cordillo Courts and the Hedges condominium developments.) The parcel was sold in the early 1980s to the Van Der Meer Tennis Center. In 2002 the Center's operators approached the Town about acquiring the site for public tennis courts as their business model changed and they no longer had a need for the property. The Town agreed to acquire the courts as a way to expand public access to tennis courts; a goal of the Parks and Recreation Plan. Adding tennis court on the south end of the Island, where there were none, was also seen as an advantage. Acquiring existing courts was seen as a cheaper alternative to building new courts.

Over time, usage of the courts has been low and the Island Recreation Association (IRC), which was not consulted in the decision to acquire the courts but was asked to manage the courts, has suggested other uses of the property. The property does however have covenants that require these tennis courts to remain. Significant reconstruction of the courts, as well as other site improvements, is now necessary and the IRC has suggested redirecting attention to improving the public tennis courts mid-Island at Chaplin Community Park.

In 2013 the Cordillo Courts II Property Owners Association expressed a desire to purchase this facility from the Town. Additionally, since the access for the adjoining Hedges condominiums traverse this property, they were brought into this issue. In 2014 both boards voted in favor of acquiring this property from the Town. The covenants restricting the use to

tennis courts are recorded in favor of these condominium regimes so they could vote to eliminate this restriction. Therefore, the currently proposed conditions of the sale would limit the future use of this property to open space or outdoor recreation if they acquired it.

At their February 13, 2014 meeting, the Town Parks and Recreation Commission unanimously approved Town staff's recommendation to sell this facility to The Cordillo Courts II Property Owners Association and The Hedges Property Owners Association.

The two POAs then had to conduct a vote of their respective owners and the matter was not scheduled to be brought forward to Council until after those votes were taken. The proposed sale was at a price of \$15,000 recognizing the covenants that restrict this parcel to open space. Controversy erupted over the price and conditions of the proposed sale and the matter was tabled.

At the Town Council workshop in December of 2014, it was suggested that the sale proceed at a price of \$250,000 (what the Town originally paid) with all but \$15,000 set aside to be collected only if there is an effort to develop the property.

Subsequently, the Neighborhood Outreach Connection (NOC), which has established a second location at Cordillo Courts following their initial success at The Oaks, have advocated for retaining this as a public park. A schematic proposal put forth by that group is attached. Like previous proposals to change the use of this property, this would require a vote of the POA membership to release the covenants which restrict this property to four tennis courts.

Attachments: "Exhibit A" Aerial of Cordillo Courts Vicinity
Email from Greg Wynn
Schematic proposed by NOC



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-4600

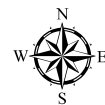
03/11/2015

Town of Hilton Head Island

Cordillo Tennis Courts Parcel

0 40 80 160 240 320 Feet

1 inch = 250 feet



This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.

From: Greg Wynn [mailto:greg@gwserviceshhi.com]
Sent: Wednesday, March 04, 2015 12:36 PM
To: Riley Steve
Subject: Cordillo Tennis Courts

Steve,

I was just following up on the tennis court purchase as proposed by the Town some time ago.

As you know both The Hedges and Cordillo Court Boards voted to approve moving forward with the purchase after notifying all owners and receiving overwhelming support.

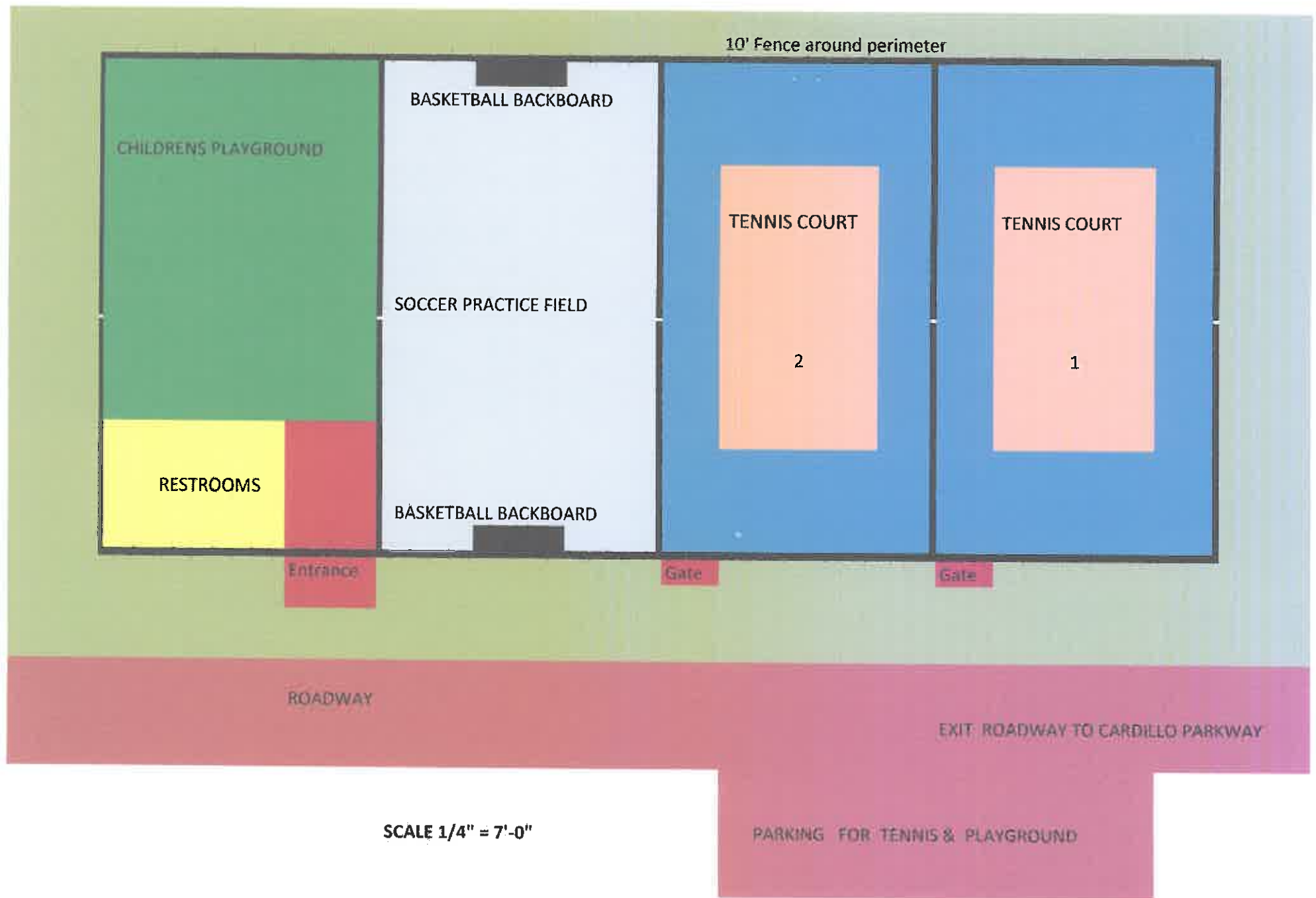
Both Regimes know this is zoned for recreation use and feel that it would be a benefit to both Regimes to have control of this land going forward. While no firm plans for Regime future use have been determined uses discussed include a playground, picnic area, area for soccer and perhaps keeping one tennis court or a combination of all these items.

Additionally the two Regimes thought if they had control of the land some sort of gate to the neighborhood may be doable.

I thought it best just to reiterate to you and the Town that both Regimes still want to move forward with the purchase. I know after first reading at Council it has not come back up but both Cordillo and the Hedges would like to move forward on the signed contract (or offer to purchase) that was executed.

If the Town would like to meet with representatives for the Regimes please let me know and I will attempt to make arrangements for both my local as well as out of Town Board members attend.

Thanks, and Best Regards,
Greg Wynn
President
GW Services, Inc.
10 Office Way, Suite 105
PO Box 6476
Hilton Head Island, Sc 29938
843-686-4052



PROPOSED PLAN FOR CARDILLO TENNIS COURTS

3/9/2015