

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the July 27, 2017 – 3:00p.m. Meeting
Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman David Ames, Kim Likins, and David Bennett, Mayor

Committee Members Absent: Bill Harkins

Town Council Present: Tom Lennox

Town Staff Present: Marcy Benson, Senior Grants Administrator; Charles Cousins, Director of Community Development; Cindaia Ervin, Finance Assistant; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Jennifer Ray, Planning & Special Projects Manager; Teresa Haley, Senior Administrative Assistant

Participants: Ned Allen, David Bachelder, Thomas C. Barnwell, Jr., Lee Edwards, Bob Kolb, Cliff McMackin, Jim MacLeod, Walter Nester, Marc Puntereri, JR Richardson, Ray Smith, Alan Wolf

1. Call to Order

Chairman Ames called the meeting to order at 3:00p.m.

2. Freedom of Information Act 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. Approval of Agenda

The Public Planning Committee approved the agenda by general consent.

4. Approval of the Minutes – Meeting of June 22, 2017

The minutes of the June 22, 2017 meeting were not addressed at this time.

5. Unfinished Business

None

6. New Business

- a. Discussion of the Housing component of the Workforce Availability Town Council priority item

Chairman Ames welcomed all those in attendance and presented statements on the purpose of today's meeting. Today's meeting will address one of Town Council's 2017 Key Priorities – Workforce Availability, which includes workforce housing and transportation.

Chairman Ames asked the Participants to describe their business as it relates to workforce housing on Hilton Head Island. The Participants introduced themselves, provided their experience as employers and housing developers, and described their relevant business needs and challenges.

There was discussion on the following: the need for affordable housing, transportation, and employees; relevant local area programs; options for moving forward and areas of focus; the

Town's most productive role as a facilitator of change; the private sector role; leadership sources; define terms of "affordable", "workforce", and "need"; educational process; near term opportunities and targets; explore different types of workforce housing (e.g. dormitories); explore needs of the Island as a whole and in parts (North, Middle, and South); make changes to the LMO to provide more flexibility in density, height, rezoning office space for housing, a floating zone; donate Town land for units; provide private capital confidence to invest; waive or reimburse impact fees; land-lease opportunities; and sell land at reasonable price for market rate return.

Following the discussion, the Committee members presented closing remarks and thanked the Participants for their time and support on this key priority.

No action was taken.

7. Committee Business

None

8. Appearance by Citizens

Greg Alexander, Hilton Head Island-Bluffton Chamber of Commerce, presented statements regarding the Chamber's resources to help reach out to the right people on workforce availability. Mr. Alexander indicated the Chamber plans to reach out to transportation groups first and will help support this effort.

Clayton Rollison, Owner of Lucky Rooster, described his business as it relates to workforce availability on the Island. Mr. Rollison, as the South Carolina Restaurant & Lodging Association, Hilton Head Island Chapter President, presented statements regarding the need that exists for service industry workers in Hilton Head and how it impacts retirees and persons not in the service industry.

9. Adjournment

The meeting was adjourned at 5:00p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved: October 2, 2017

David Ames, Chairman