



**Town of Hilton Head Island**  
**Public Planning Committee Special Meeting**  
**Monday, April 1, 2019 – 9:00 a.m.**  
**Benjamin M. Racusin Council Chambers**  
**AGENDA**

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As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 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**
- 4. New Business**
  - a. Discussion of Town Council questions on the Hilton Head Christian Academy Rezoning request
- 5. Adjournment**

*Please note that a quorum of Town Council may result if four or more of their members attend this meeting.*



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## TOWN OF HILTON HEAD ISLAND

### *Community Development Department*

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**TO:** Public Planning Committee  
**VIA:** Shawn Colin, *AICP, Director of Community Development*  
**FROM:** Teri Lewis, *AICP, Deputy Director of Community Development*  
**CC:** Taylor Ladd, *Senior Planner*  
**DATE:** March 20, 2019  
**SUBJECT:** ZA-000097-2019 - Hilton Head Christian Academy Rezoning – Questions from Town Council

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At the March 5, 2019 Town Council meeting, several Town Council members had questions related to the proposed rezoning. Town Council members were asked to submit their questions no later than Friday, March 8, 2019. Town Council voted to remand the application to the Public Planning Committee for review and discussion on those specific questions (Attachment A). At the direction of the Mayor the review and discussion will be limited to the submitted questions.

## TOWN COUNCIL QUESTIONS - REZONING CHRISTIAN ACADEMY SITE

1. What is the distribution of units by dwelling size? (studio, 1-bed, 2-bed, etc...)
2. What is the rental price point?
3. Is the developer willing to dedicate 10-15% to workforce housing as described by the Town's housing consultant?
4. What will the end height be? Confusion surrounding this...
5. Is there flexibility with the density? Is the developer willing to do anything in between the current request?
6. What are the proposed traffic implications both neighborhood and island related?
7. Would these be short term (90 or less days) or long term (12 months or longer)?
8. If long term rental, would the developer be willing to commit to keeping them long term rental for 25 years?
9. What is the ration between the actual footprint of the buildings and remaining property?
10. What tax credit, if any, is the developer receiving for this project?
11. What could the town do to assist company in setting aside 20 apartments for teachers, police officers and other Town officials that otherwise could not afford to live there?
12. Based on the LMO, have we made considerations to other Developers that are not consistent to various Wards on the Island?
13. If we reject this applicants request what would be the Towns option in terms of buying the property or leaving empty?
14. A timeframe was mentioned at the meeting, what is the timeframe and how firm is it?
15. Why approve the application now without first having the report from the Town's housing consultant? Or until the Land Use Study is done?
16. Consider restricting 50% (approx. 65 units) of the density bonus as "rent controlled" units in the lowest monthly rents (\$1,200-\$1,500/month), and impose an annual rent limit tied to CPI or AMI.
17. Why 90-day short term rental?
18. What is the restriction on rental vs. ownership?
19. Onsite management?
20. Will there be rent increases tied to an index for some portion of the units?