



The Town of Hilton Head Island
Our Plan Infrastructure Work Group

Friday, July 26, 2019, 10:00 AM

The Living Lab at Town Hall

AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.

Work Group:

Innovative Approach to Create 'Right-Sized' Infrastructure

- 1. Call to Order**
- 2. FOIA Compliance** - Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
- 3. Welcome & Introductions**
- 4. Discussion Items**
 - a. Development Team Feedback and SOAR Discussion
 - b. Our Plan Terminology Review
 - c. Begin 2010-2030 Comprehensive Plan Review
- 5. Staff Report/Updates**
- 6. Adjournment**

*Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.
Please note that a quorum of the Planning Commission may result if five (5) or more of their members attend this meeting.*



Town of Hilton Head Island
Our Plan Infrastructure Work Group

Friday, July 12, 2019 at 10:00 AM

The Living Lab at Town Hall

MEETING NOTES

Work Group:

Innovative Approach to Create 'Right-Sized' Infrastructure

Present from Work Group: Steve Alfred, Mike Allen, Paul Crunkleton, Kristin Keller, Pete Nardi, David White

Present from Town Staff: Anne Cyran, Taylor Ladd

- The meeting was called to order at 10:00 AM.
- Anne Cyran and Taylor Ladd conducted the SOAR activity with group members. The SOAR activity was requested by the Development Team in order to better understand where each group is relative to their Core Value.
- All of the statements from the SOAR worksheets are listed below. Group members were given 12 dots to place on statements that are priorities. If a statement received one or more dots, the number of dots is noted in parenthesis after the statement.

Strengths

- We limit the size and height of buildings. (3)
- Controlled growth. (2)
- Maintain beaches. (2)
- Project SAFE (Sewer Access For Everyone) helps people in need connect to sewer. Master sewer plan projects have provided sanitary sewer access to scores of streets, hundreds of homes. (2)
- 90% of power lines are buried on HHI. (1)
- High quality tap water and reliable electrical service. (1)
- Expansion of bike paths.
- We provide good bike path connectivity.
- PUDs, Gated communities: specified standards and governance.
- Provide good telecom service.
- Some workforce housing development.
- Beach; golf; tennis; restaurants; natural environment.

Opportunities

- Redevelopment of abandoned buildings for housing. (3)
- Recreational bicycling: focus on safety; Chaplin Linear Park; complete streets; active pathways; challenge of e-bikes & scooters. (3)
- Bike path expansion. (2)

- Additional cultural amenities, ex. Symphony, Arts Center. (2)
- Development of more affordable housing units. (1)
- Another option for entering and exiting the Island. (1)
- Road improvements underway. (1)
- Pave all roads in all neighborhoods. (1)
- Inadequate public transportation. (1)
- Better public transportation options.
- Additional green space.
- Better parking opportunities/parking garage.
- Bridge expansion.
- Engage owners and public agencies in neighborhood development design ideas.
- Ensure adequate wastewater reuse/discharge options for buildout.
- Implementation of Island-wide community meetings quarterly.
- Secure our potable water future through comprehensive growth planning that includes water resources.
- Technology capacity limitations.
- Uncontrolled growth of vehicle traffic.

Weaknesses

- Aging, inadequate & over-crowded public school facilities. (2)
- Island-wide connectivity. (2)
- Labor shortage, increased pay. (2)
- Lack of controlled rent housing. (1)
- Gated communities → restricted access.
- Uncoordinated growth creating unsustainable resource consumption.

Threats

- Over-population. (2)
- Sea level rise and addressing stormwater issues. (2)
- Climate change. (1)
- Residents of the Island viewing the Island as one – we are all connected. (1)
- What will future housing market look like? (1)
- Work force not having a presence on the Island, i.e. too expensive to live, buy/rent. (1)
- Hurricanes.
- Increased population in Jasper County.
- Too few doctors.
- Traffic congestion.

Aspirations

- Create aquifer recharge zones using stormwater projects located near potable well capture zones. (3)
- Less congestion on roads with transportation options. (2)
- PUDs as villages (don't necessarily need gates), ex. Columbia, MD. (2)
- Strong control on growth. (2)
- Workforce housing. (2)
- Better managed stormwater infrastructure. (1)
- Eliminate congestion at Sea Pines Circle. (1)
- Ferry system to connect Savannah, Beaufort & Daufuskie Island to HHI. (1)

- Rail or bus to mainland. (1)
- Stricter building codes. (1)
- Better inter-connected frontage roads.
- Build better technology infrastructure.
- Coordinated growth includes sustainable...consumption levels.
- Develop an Island-wide trolley system.
- Distribution transit system on the Island.
- More/better mass transit options.
- Tight control on size and height of buildings in Town and on beaches.

Results

- Passed sales tax for road improvements. (2)
 - All Town has access to utilities and technology. (1)
 - Publish build-out projections by street. (1)
 - Town population does not grow more than 10% in 10 years. (1)
 - Addressed specific issues from plan.
 - With stakeholders, develop plans for neighborhoods outside PUDs, and publish those plans.
 - Distinct path moving forward to address information gaps.
 - You have achieved your goals when you achieved them.
- The meeting adjourned at 11:05 AM.

Submitted by: Anne Cyran