

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the October 25, 2018 – 3:00 p.m. Regular Meeting
Conference Room 3

Committee Members Present: Chairman David Ames, Kim Likins, Bill Harkins

Committee Members Absent: None

Town Staff Present: Shawn Colin, Deputy Director of Community Development; Charles Cousins, Director of Community Development; Nicole Dixon, Development Review Administrator; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Shari Mendrick, Planner; Jennifer Ray, Planning & Special Projects Manager; Emily Sparks, Project Lead; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 3:00 p.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 Minutes – September 20, 2018 Special Meeting and September 27, 2018 Meeting
The Public Planning Committee approved the minutes of the September 20, 2018 Special Meeting and September 27, 2018 Meeting by general consent.

5. Unfinished Business

a. Vision Phase 2 and Comprehensive Plan

Ms. Ray presented the summary and the background as described in the Committee's packet. Staff recommends the Public Planning Committee forward to Town Council a recommendation to provide staff authorization (1) to identify, attract, recruit, and leverage talent and resources to support Phase 2 of the Vision/Comprehensive Plan by utilizing an open application process to solicit members for the Our Future Development Team and Community Vision Work Groups and (2) allocated \$150,000 of the Town Council initiative budget to this project.

The Committee made inquiries and comments regarding: the breakdown of the requested allocation of funds; the application and the selection processes; communication challenges; and interactive technology. The Committee thanked the Staff, the Planning Commission, and the Comprehensive Plan Committee for their efforts.

Chairman Ames asked for public comments. Frank Babel presented statements in support of repurposing commercial spaces.

Ms. Likins moved to forward to Town Council a recommendation to provide staff authorization (1) to identify, attract, recruit, and leverage talent and resources to support Phase 2 of the Vision/Comprehensive Plan by utilizing an open application process to solicit members for the Our Future Development Team and Community Vision Work Groups and (2) allocated \$150,000 of the Town Council initiative budget to this project. Mr. Harkins seconded. The motion passed with a vote of 3-0-0.

b. Response to Qualified Allocation Plan

Chairman Ames indicated this response will go to the South Carolina State Housing Finance and Development Authority because of several reasons including: to recognize the higher construction costs and land costs on barrier islands; the community suffers from tighter markets and greater demand for affordable workforce housing; the unique circumstance of communities like ours with a consolidated school campus; and to encourage mixed-use developments.

Chairman Ames asked for comments on this item and none were received. Chairman Ames then asked for a motion to send the response to the South Carolina State Housing Finance and Development Authority tomorrow, October 26, 2018. Staff clarified Mr. Riley will poll the rest of Town Council to receive a majority vote to send the response.

Ms. Likins moved to approve. Mr. Harkins seconded. The motion passed with a vote of 3-0-0.

6. New Business

a. Flood Ordinance Amendments

Ms. Mendrick presented the amendments as described in the Committee's packet. Staff recommends that the Public Planning Committee forward the proposed amendments to Town Council with a recommendation of approval to adopt proposed Ordinance 2018-13. The effect of this action will be to revise language and defined terms to be consistent with the National Flood Insurance Program (NFIP) regulations 44 CFR Parts 59 and 60, the State of South Carolina Model Flood Damage Prevention Ordinance and the International Building Code.

The Committee made inquiries and comments regarding: potential hardships incurred by certain citizens; additional funding will be made available to citizens that qualify; increased cost of compliance; requirements of utility buildings; and the amount of fill allowed on properties and the impacts to drainage.

Chairman Ames asked for public comments. Chet Williams talked about potential material adverse effects related to these changes and the substantial improvement rule. Eleanor Lightsey inquired about maximum fill requirements on residential property.

Ms. Likins moved that the Public Planning Committee forward the proposed amendments to Town Council with a recommendation of approval to adopt proposed Ordinance 2018-13. Mr. Harkins seconded. The motion passed with a vote of 3-0-0.

b. Pope Avenue Lane Widths

The Committee made inquiries and comments regarding: changing how people drive on Pope Avenue through design and speed limits; Pope Avenue is a State-owned road; balancing State-wide needs versus the Island needs; having discussions with SCDOT on needs specific to the Island; in order to change Pope Avenue minimum pavement width, State approval is required and Town Code needs to be amended by ordinance; amending the Code would create impacts Island-wide; and performing a comprehensive review of road classifications Island-wide, with specific focus on Pope Avenue.

Chairman Ames asked for public comments and none were received.

Ms. Likins moved that the Public Planning Committee recommends Town Council ask the Town Manager to study the classification and other criteria in the LMO for roadway requirements specific to Pope Avenue with a focus on pedestrian safety and traffic flow. Mr. Harkins seconded. The motion passed with a vote of 3-0-0.

7. Committee Business – None

8. Appearance by Citizens

Cal Chamberlain presented a video regarding personal transportation solutions. Frank Babel presented statements regarding implementing designated bicycle lanes and adopting principles for a bike-friendly community.

9. Adjournment

The meeting was adjourned at 4:15 p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved: January 24, 2019

David Ames, Chairman