



Town of Hilton Head Island
Public Planning Committee Special Meeting

December 11, 2019 at 9:00 a.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chairman David Ames, Tamara Becker, Bill Harkins, Tom Lennox, Glenn Stanford

Absent from the Committee: None

Others Present from Town Council: None

Present from Town Staff: Teri Lewis, Deputy Director of Community Development; Jayme Lopko, Senior Planner; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 9:00 a.m.

2. Freedom of Information Act Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Workforce Housing – Discussion on Workforce Housing Program Elements

Chairman Ames presented opening statements regarding the item and then invited Staff to make a presentation. Following Staff's presentation, the Committee discussed the elements they would like to see in the Town's workforce housing program. The Committee also reviewed maps of the Island's zoning districts to discuss areas of opportunity for workforce housing.

The Committee's discussion regarding workforce housing program elements included: identify appropriate areas on the Island to stimulate workforce housing; workforce housing should have near access to major arterials, employment centers, transportation, schools, recreation and commercial shopping; a lot of Town-owned land has restrictions; higher density makes sense in certain areas and not in others; transportation on and off the island needs to be a priority; the opportunity zone on the Island; consideration of workforce housing in the Light Industrial zoning district; whether the gated communities want workforce housing behind their gates; encourage quality development and architecture; consider mixed use development; consider blending market rate housing with workforce housing; communication and education are important components; refine the maps to identify vacant properties in the identified focus areas and potential underutilized properties that could be used; support for creating a two tiered system for density bonus based on priority areas.

During the discussion, the Committee identified location criteria for workforce housing using a two tier method. Tier One priority areas outlined for workforce housing include: Palmetto Bay Road/Arrow Road/Pope Avenue area; Squire Pope Road/Gumtree Road area; and Opportunity Zone/Main Street area. Tier One areas were categorized as most appropriate for workforce housing and should be permitted the highest level of incentive. Additional properties located in appropriate zoning districts and within a reasonable distance to an arterial street, public transportation, and employment centers were identified as Tier Two opportunities. The Committee asked Staff to begin to research what could be appropriate for those areas.

Chairman Ames asked for public comments and the following were received: support to allow workforce housing in the Light Industrial zoning district; mixed use areas are supported by the millennial generation; transportation is a key component; the targeted AMI is making moderate compensation; clear messaging to the community about what workforce housing is versus low income housing; who is responsible for managing those eligible for workforce housing; consider allowing a density bonus to developers in partnership with employers on the Island; consider partnerships with different forms of transportation opportunities; opportunity zone and mixed use development are critical components in this effort.

The Committee thanked the public and Staff for their work.

4. Adjournment

The meeting was adjourned at 10:26 a.m.

Submitted by: Teresa Haley, Secretary

Approved: January 23, 2020