

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the February 14, 2019 – 11:00 a.m. Special Meeting
Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman David Ames, Bill Harkins, Tom Lennox

Committee Members Absent: None

Town Council Present: Mayor McCann, Tamara Becker

Town Staff Present: Marcy Benson, Senior Grants Administrator; Shawn Colin, Director of Community Development; Carolyn Grant, Communications Director; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Jennifer Ray, Planning & Special Projects Manager; Steve Riley, Town Manager; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 11:02 a.m.

2. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and distributed 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. Workforce Housing

Update by Lisa Sturtevant and Team:

Chairman Ames welcomed back Lisa Sturtevant and Team. Dr. Sturtevant introduced herself and Team member Ryan Price. Dr. Sturtevant presented key findings regarding focus groups, community input, community meetings, and communication and education tools. Dr. Sturtevant presented a review of best practices, workforce housing strategy principles and parameters, beginning the workforce housing plan for the Town, and various tools related to financial and land uses. Dr. Sturtevant indicated the next step is drafting recommendations including short, mid and long term steps.

General Discussion and Questions:

The general discussion and questions from Town Council members to the Team included: compliments to Dr. Sturtevant and Team for their work; the private sector has been on point leading this issue; the Town does not have the role being the point on this issue; how to concurrently address transportation and identify land development locations; how to accelerate the process and create early success; repurposing underutilized commercial space; quantify the issue in terms of housing units and number of people; how to quantify needs and determine how many people want to live here; allowing bonus density and restricting a percentage of units to affordability; what size trust fund would be necessary to correlate with 200 units; addressing workforce housing issue to build a sustainable community; disconnect between land

available for development and transportation connectivity; land use and development opportunities on the Island are largely in areas of commercial development and suggests that transportation would work there; prioritize practical location for workforce housing; examples of locations with success in transferrable development rights; address how developers contribute to solution when each new project increases demand for workers; defining a standard unit; understanding impacts of square footage; successful private sector prototypes and design standards; exploring grants and foundations; and incentive tools to attract investors.

Public Comments:

The public comments received related to: obtain input from the Planning Commission as an amendment to the LMO may be warranted; the Low Income Housing Tax Credit Program; the relationship between affordable workforce housing and the economic vitality of the community; communication to residents of the need for workforce housing; consider development of Town owned land not designated for specific uses; consider raising the hospitality tax for additional funds; examine overlay districts and consider raising density; and the importance of communication and inclusiveness.

Closing Remarks:

The Committee thanked Dr. Sturtevant and Team for their presentation.

5. Adjournment

The meeting was adjourned at 12:15 p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved: February 28, 2019

David Ames, Chairman