



Town of Hilton Head Island
Public Planning Committee Regular Meeting

Thursday, August 22, 2019 at 3:00 p.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

Present from Town Council: None

Present from Town Staff: Shawn Colin, Director of Community Development; Wendy Conant, Code Enforcement Officer; Anne Cyran, Senior Planner; Nicole Dixon, Development Review Administrator; Carolyn Grant, Communications Director; Josh Gruber, Assistant Town Manager; Taylor Ladd, Senior Planner; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Jayme Lopko, Senior Planner; Todd McNeill, Code Enforcement Officer; Jennifer Ray, Deputy Director of Community Development; 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 distributed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Approval of Minutes

- a. Regular Meeting July 25, 2019

Mr. Stanford moved to approve the minutes of the July 25, 2019 regular meeting. Ms. Becker seconded. The motion passed with a vote of 4-0-1. Mr. Harkins abstained as he was not present at the subject meeting.

4. Unfinished Business

- a. Review of Holes and Shovels on the Beach Ordinance

Ms. Cyran presented the item. Staff recommends the Public Planning Committee forward the draft ordinance and the recommended methods of education and enforcement to Town Council with a recommendation of approval.

The Committee thanked the many individuals and organizations for their contributions to sea turtle protection and beach preservation. The Committee made comments and inquiries regarding: other jurisdictions with an ordinance similar to staff's proposal; specify the height and width of the shovel prohibited; continue to encourage the creativity of children; add language to specify that the ordinance restricts digging holes on the beach; the importance of communication, education, signage, and enforcement; reorder the drafted language to address (i) filling holes, (ii) the time, (iii) size of shovel; methods of enforcement in other jurisdictions; and the desire to maintain the Island's family-friendly brand.

Chairman Ames asked for public comments and the following were received: education and signage are effective tools; concern that filled in holes no longer contain compacted sand; suggestions on programs and signage to support ecotourism and engage the community; concern for lack of enforcement; consider Amelia Island's Leave No Trace Ordinance; and consider prohibiting fishing on the beach as a result of fish hooks left behind.

Mr. Harkins moved that the Public Planning Committee forward the draft ordinance and the recommended methods of education and enforcement to Town Council with a recommendation of approval with the following additions:

- Add more specificity on the height and width of the shovel;
- Add language lifted from the Amelia Island Leave No Trace Ordinance;
- Add a "whereas" paragraph that recognizes the innate desire and creativity of children to dig holes and build sandcastles on the beach;
- Reorder language in the draft ordinance Section 8-1-211 to address filling holes first, the time second, and the size of shovel third.
- A well thought out and promulgated communication and enforcement strategy in place by year end.

Mr. Stanford seconded. The motion passed with a vote of 5-0-0.

b. Acceptance of the Workforce Housing Strategic Plan and consideration of tools and strategies for implementation to address Workforce Availability

Mr. Colin presented the item. Staff recommends that the Public Planning Committee forward a recommendation to Town Council to accept the Workforce Housing Strategic Plan prepared by consultant Lisa Sturtevant & Associates, LLC; and, further recommend to Town Council tools and strategies, as outlined in the staff approach, for implementation to address Workforce Availability. Furthermore, support of the key components:

- Target 60-80% of Average Median Income (AMI) for workforce housing initiatives
- Regional housing trust fund to determine fiscal impact
- Commercial Reuse Policy
- Bonus Density Program
- Use of Town-owned property for workforce housing

The Committee complimented Staff on their work. The Committee made comments and inquiries regarding: whether the Town should invest public funds in this; what the baseline of set asides for affordable housing and increased density should be; appropriate infrastructure; targeting 60-80% AMI; advantages and disadvantages of joining a regional trust fund; whether a regional housing trust would have a transportation component; general consensus that a housing trust fund is important; flexibility in room size regarding a commercial reuse policy; defining affordability; market rate and workforce conversions in a commercial reuse policy; consider increasing the percentage of workforce units permitted; and determining the bonus density permitted in a workforce housing overlay district.

Mr. Harkins exited the meeting at this time.

Chairman Ames asked for public comments and the following were received: support for the recommendations; consider including residents living outside the gates in the decision making process; support of consultant to further evaluate a regional fund; additional incentives for families that participate in providing workforce housing; expedite the permitting process; support for the regional trust fund, consultant, and staff recommendations; Town budget observations FY2020 and FY2021; concern with low number of square footage spaces;

consider asking the community the square footage desired; public land investment; payment in lieu of for density bonus; support to include 30-60% AMI; concern for regulations impeding developer progress; apply the commercial reuse program to mixed use development; concern for using Town-owned property and increasing density; consider putting a cap on density, building height and GFA; target underutilized commercial spaces for workforce housing; Bluffton's bonus density program has not shown success; and concern the current infrastructure and transportation needs do not support additional citizens living on Island.

Mr. Lennox moved to recommend that the Public Planning Committee forward a recommendation to Town Council to accept the Workforce Housing Strategic Plan; and, further recommend to Town Council tools and strategies, as outlined in the staff approach, for implementation to address Workforce Availability. Furthermore, support of the key components:

- Target 60-80% of Average Median Income (AMI) for workforce housing initiatives
- Regional housing trust fund to determine fiscal impact
- Commercial Reuse Policy
- Bonus Density Program
- Use of Town-owned property for workforce housing

Mr. Stanford seconded. The motion passed with a vote of 4-0-0.

5. New Business

a. Discussion of Regional Housing Trust Fund Recommendation

Ms. Ray began the discussion and presented the resolution associated with the item. Staff recommends that the Public Planning Committee forward a recommendation to Town Council to approve a resolution authorizing the Town Manager to enter into a Memorandum of Agreement with Beaufort County for the purposes of cost sharing for contracting for consulting services to develop a regional Affordable Housing Trust Fund. Ms. Ray clarified the Town's share is not to exceed \$25,000.

Chairman Ames asked for public comments and none were received.

Ms. Becker moved to recommend that the Public Planning Committee forward a recommendation to Town Council to approve a resolution authorizing the Town Manager to enter into a Memorandum of Agreement with Beaufort County for the purposes of cost sharing for contracting for consulting services to develop a regional Affordable Housing Trust Fund. Mr. Stanford seconded. The motion passed with a vote of 4-0-0.

Mr. Lennox moved that the Public Planning Committee make a request to the Mayor that this item skip the brief and go directly to the Town Council's September 17, 2019 meeting. Mr. Stanford seconded. The motion passed with a vote of 4-0-0.

6. Adjournment

The meeting was adjourned at 5:10 p.m.

Submitted by: Teresa Haley, Secretary

Approved: September 19, 2019