



Town of Hilton Head Island
Planning Commission LMO Committee

February 6, 2020 at 10:00 a.m. Special Meeting

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chair Leslie McGowan, Vice Chair Todd Theodore, Palmer E. Simmons

Absent from the Committee: Michael Scanlon

Present from the Planning Commission: None

Present from Town Council: David Ames, Tamara Becker

Present from Town Staff: Shawn Colin, Director of Community Development; Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chair McGowan called the meeting to order at 10:00 a.m.

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

3. Approval of Agenda

Vice Chairman Theodore moved to approve the agenda as presented. Mr. Simmons seconded. The motion passed with a vote of 3-0-0.

4. Appearance by Citizens on Items Unrelated to Today's Agenda – None

5. Unfinished Business – None

6. New Business

a. Review of proposed Workforce Housing LMO Amendments

Ms. Lewis presented the information as described in the Committee's agenda package. Ms. Lewis noted that the maps have been revised slightly and will be reviewed at the Planning Commission level as part of the zoning map application process.

The Committee had an in depth discussion on the Workforce Housing Policy document and the proposed LMO amendments. The Committee and the public at large made comments and inquiries regarding: commercial conversion cannot add more square footage but make use of the existing square footage; properties within the PUDs would have to get a zoning map amendment to do workforce housing; the Public Planning Committee recommended focus on the three priority areas to start; possibly in the future second tier areas may include properties near Union Cemetery and Spanish Wells; priority areas based on areas close to transit stops, major and minor arterials, employment centers and infrastructure; concern

that properties in the historic districts are left out and unable to participate in or receive incentives for workforce housing; concern there may not be enough incentive to be successful; concern for creating nonconformities related to mixed use development; reconsider the 99-year term affordability restriction on rentals; consider a payment in lieu of option and require developers to contribute to workforce housing; consider a multi-fund approach; review the qualifications of full-time employment; consider the different employment situations workforce employees may have such as those who work a few part-time jobs instead of one full-time job and still meet the AMI requirement; consider a provision for a lottery to get workforce housing units; the idea is to provide incentives for a program on a more sustained and long-term workforce rather than short-term housing with high turnover; provide more clarity on the focus of full-time residency; consider impacts of homeowners association fees and how those would be calculated for workforce housing units; different options are being discussed for who would be the designee of the Town; review the definition of 'household' and the term 'family unit'; success would be measured based on participation in the program; provide more information on what happens next if the required annual verification is not met; look at language regarding restrictive covenants and bankruptcy; consider replacing 'for-sale' units with 'owner-occupied' units; change reference to "the island" to "located within the Town".

Staff will take the comments provided today and bring the Workforce Housing LMO Amendments back to the Committee for review.

7. Adjournment

The meeting was adjourned at 11:18 a.m.

Submitted by: Teresa Haley, Secretary

Approved: February 19, 2020